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EXECUTIVE SUMMARY

This briefing provides the final draft of Campus Vision 2050 (the Vision), an ambitious, long-range plan that will guide how UBC's Vancouver campus will grow and evolve over the next 30 years to support the needs of the University, its students, faculty, residents and staff, and Musqueam.

The Vision (Appendix One) reflects the results of extensive technical analysis, design work, and public engagement that took place between January 2022 and August 2023, with Musqueam, the University community, project advisory committees, the AMS, UBC Properties Trust, the UNA, external service providers and interest groups.

The Vision was developed along with updates to two inter-related policies: the Housing Action Plan (HAP), a Board-approved policy that guides how UBC uses its land and financial resources to meet the community's housing needs on the Vancouver campus; and the Land Use Plan (LUP), a provincially-adopted document regulating campus development that enables implementation of the Vision and HAP. Accordingly, this report is presented along with companion reports on the HAP and LUP. The report on the LUP asks the Board of Governors to consider referral of the amended LUP to a November public hearing, as required by UBC's governing legislation and consistent with municipal practice. In December the Board of Governors, taking into consideration the public hearing results, will be asked to consider referring the amended LUP to the Minister of Municipal Affairs for adoption. Provincial adoption of the amended LUP is needed for the Board of Governors to subsequently adopt Campus Vision 2050 and the HAP.

The Vision also closely aligns with UBC Academic Futures, a framework to guide future academic planning, which is anticipated to be presented to the Board of Governors for discussion in December 2023. Paired with the long term academic land capacity enabled by the Vision, Academic Futures will guide academic planning over the next decades and allow UBC to respond and adapt to societal changes and remain at the forefront of teaching, learning, research and innovation.

Campus Vision 2050

Campus Vision 2050 is a comprehensive public planning process that started in late 2021 to develop a long-term Vision for the UBC Vancouver campus. The Vision supports UBC's academic mission, values and priorities by providing a bold framework for physical growth and change. It is aligned with other UBC initiatives, including the Strategic Plan, Academic Futures, the Musqueam Relationship Agreement and extension of SkyTrain to the UBC Vancouver campus. It reflects the Board-approved Terms of [Reference](#) for Campus Vision 2050 and includes detailed strategies that deliver on seven guiding principles and six big ideas that outline a bold and responsible approach to future growth.

The Vision provides the physical capacity for:

- a flexible target of 20% more academic floorspace and additional industry research space;
- at least 3,300 new and 1,000 replacement student housing beds in alignment with HAP policies;
- a doubling of neighbourhood residential development (20% above the current LUP) that will enable UBC to deliver on four critical university needs: more housing options for UBC faculty, students and staff; supporting academic excellence; enhancing campus amenities and infrastructure; and bringing SkyTrain to UBC; and,
- a comprehensive suite of amenities, services and infrastructure to support the future population.

Public engagement on Campus Vision 2050 has been extensive and in-depth, resulting in over 13,000 engagement touchpoints from January 2022 to August 2023, with a comprehensive and diverse set of approaches that included deep engagement with UBC's marginalized and under-represented communities. Community input has been integral to the creation of the Vision, LUP amendments and updates to HAP, including: defining community and university needs and aspirations as reflected in the Terms of Reference; establishing guiding principles; generating planning ideas and strategies; exploring trade-offs and choices; and refining the final outputs. Throughout the process, the administration undertook targeted engagement with Musqueam, advisory committees and key student, faculty, and resident stakeholder groups, and responded to issues raised in letters addressed to the Board (See Appendix Two for a summary of all public engagement feedback).

Through engagement, several common themes, tensions and areas of concern surfaced, which in turn were addressed through the development of the Vision and associated plans, including:

- A strong desire for UBC to do even more to address affordable housing, with students concerned that the proposed student housing target would not meet the demand, and faculty and staff calling for more housing, more affordable options and more choice in housing types;
- Concerns about how big the institution will become and how the Vision will address the impacts of additional growth related to livability, ecology and climate change;
- The need for more and better neighbourhood amenities and coordinated service delivery (e.g., schools, grocery stores, child care and fire services) and to better distribute them across the campus;

- The need to embrace complexity and flexibility in planning for academic growth and creating outstanding, flexible teaching, research and learning environments;
- Calls for a fully accessible and inclusive campus, with expanded connectivity and safe and efficient transportation to the campus and within and between neighbourhoods;
- Questioning of UBC's land development and governance models; and,
- Concern about the pace of Campus Vision 2050, along with a strong desire for more information and evidence to justify growth and the details of how the growth will be managed.

At the same time, there has been strong support and gratitude for the approach to engagement, eagerness to continue to be engaged on implementation of the Vision and future plans and policies, and a desire to see how engagement feedback has shaped the Vision.

The following section highlights the core elements of the Vision that were informed through extensive analysis and testing, and shaped in response to the engagement results.

Six Big Ideas

The Vision is anchored by six Big Ideas that are cross-cutting physical approaches to the campus that respond to university and community needs, advance the guiding principles, and reflect the unique qualities of UBC and its surrounding context. The document conveys that all six big ideas integrate and reinforce each other, and provide a campus-wide framework on which future, more detailed plans and policies will be developed.

A Place of Learning describes how and where future academic growth will be accommodated: in the campus core in proximity to transit, within Learning Hubs, along Learning Corridors and throughout the campus.

Engagement feedback reflected a strong desire to emphasize UBC as a university and a place of learning above all else. Key elements include:

- reinforcing the connection of the Vision to strategic academic planning, namely the Academic Futures process and the academic capital planning process;
- strengthening academic and research connections across the campus and ensuring new spaces are flexible and adaptable to future changes in teaching and learning;
- ensuring all learning spaces are accessible to everyone through a compact, accessible and legible campus;
- emphasizing spaces that enhance and encourage creativity, collaboration and knowledge exchange, and prioritizing Musqueam and Indigenous knowledge; and,
- protecting green academic land for land-based research (e.g., Totem Field and south campus research ponds) and expanding Campus as a Living Lab.

More Housing and Expanded Affordability for UBC accommodates more on-campus and affordable housing options for the UBC community (faculty, students and staff), prioritizing sustainability, livability, walkability and green space. These directions support the specific affordable housing policies developed through the HAP update process (see the HAP companion report).

Key supporting elements include:

- references to the HAP's housing affordability commitments, including rental and student housing;
- optimizing development sites to accommodate the increased rental housing commitments in HAP, including 6-storey wood frame buildings to accommodate below-market faculty-staff rental;

- increasing building heights in strategic locations to maximize open space and generate revenue to support affordable housing needs;
- prioritizing sites to accommodate the HAP commitment of 3,300 new student beds and identifying additional longer-term capacity through intensification of existing housing and / or new development, including:
 - expanding St. John’s College along with Place Vanier expansion to accommodate a significant portion of the HAP commitment and address graduate student housing need; and
 - concentrating all student family housing in a future long-term redevelopment of the Acadia Park student family townhouses (identified as a future planning area), supporting feedback from student families to maintain housing in the existing area;
- clarifying HAP’s role in implementing the Vision and Land Use Plan, along with flexibility as a Board-approved policy to respond to future UBC needs; and,
- emphasizing other affordability issues surfaced through engagement, including food access, expanded childcare, community gardens, expanded public transit, and unique commercial and retail models.

A Community of Communities envisions a socially-connected, inclusive, accessible and sustainable campus comprised of distinct but connected communities that offer convenient access to daily needs and amenities.

Engagement feedback reflected a desire for amenities and services to keep pace with growth, be accessible, and serve local needs. Key elements include:

- distributing amenities to support local needs and enhance campus life including major anchors of amenities and services serving a campus-wide population (e.g., grocery, child care, shops, restaurants, larger open spaces); smaller clusters of amenities (e.g., corner stores, coffee shops, child care, prayer spaces, play grounds) and local nodes serving individual buildings or student housing areas;
- fostering community-building and social interaction through well-designed buildings and open spaces that are pedestrian friendly and welcoming;
- supporting people with diverse accessibility experiences, including design strategies for addressing different accessibility needs; and,
- expanding on how UBC will work with the community and neighbours and service providers to ensure the provision of amenities, services and open space reflect local needs and keep pace with growth.

Restorative and Resilient Landscapes illustrates an ecologically rich campus connected to its unique natural setting and reflecting a deep Musqueam presence and sense of welcome.

Key elements include:

- protecting and enhancing campus ecology and biodiversity on the campus and through connections to the broader peninsula, including managing potential adverse impacts of UBC’s growth on Musqueam;
- protecting and creating substantial new green spaces as part of new development for social, recreational and ecological benefit, including rainwater management and tree protection;

- creating a range of open and natural space types, from those that are more formal to those that are less manicured and “planned” and that can be defined and re-defined by community, allowing for originality and organic changes; and,
- clarifying how, through implementation, ecological baselining will help inform the development of more specific strategies, targets and commitments to ensuring ecological health and biodiversity is balanced alongside future growth.

Connected Campus describes improved connectivity to the region through the extension of SkyTrain, and safe, convenient and efficient on-campus mobility.

Reflecting engagement feedback around how the transportation network will be affected by future growth, key elements include:

- prioritizing sustainable transportation modes over the long term and promoting an integrated approach to land use and transportation;
- integrating future SkyTrain into the campus to dramatically improve connectivity and access, while minimizing disruptions and supporting campus safety and security;
- ensuring that accessibility is foundational and that accessible parking and essential services are maintained throughout the campus; and,
- designing changes to roadways to and from campus to improve transit priority, manage traffic, and introducing more protected cycling facilities.

Climate Mitigation and Adaptation recognizes the uncertainty of the future and envisions a climate-resilient campus and a model for excellence and innovation in addressing the climate emergency, built on extensive student, faculty, resident, staff, and Musqueam expertise.

Engagement feedback reflected a strong desire for UBC to take an aspirational leadership role in confronting climate change and building net-zero communities. Key elements include:

- strengthening links to the Neighbourhood Climate Action Plan update including strategies to get to net-zero neighbourhood operational emissions in new buildings by 2030;
- a revised Vision statement with the aspiration for UBC to be “climate-neutral” by 2050;
- emphasizing UBC’s Climate Action Plan commitments including the Board-approved Climate Action Plan targets;
- ensuring that existing and future buildings and landscapes are resilient against climate change impacts and natural disasters;
- showcasing academic demonstration projects and Campus as a Living Lab opportunities; and,
- direction for a natural systems approach including rainwater and cliff erosion management.

Campus Design and Character

An expanded Campus Design and Character section reflects engagement concerns about how growth will impact livability and UBC’s unique environment. It includes illustrative graphics, descriptions and precedent images to guide future implementation. This will help deliver on the Vision’s intent to create compact, complete and livable communities that foster social connection and community building, with a network of open spaces, streets for people, and human-scaled building forms.

Musqueam Values and Presence

Working closely with Musqueam, significant content has been developed around how Musqueam values and interests are presented throughout the document, including how to manage potential adverse impacts of UBC's growth on Musqueam. These include expanded descriptions of recent UBC-Musqueam collaborations on plans and capital projects, strategies for enhancing biodiversity and climate resilience through indigenous practices and climate-adaptive planting, appropriate use of hən̓q̓əmiñəḥ̓ words, and greater representation in renderings and graphics. Reflecting the Musqueam-UBC Relationship Agreement discussions, the Vision also includes commitments for ongoing and deep engagement in land use planning and implementing the Vision.

Adaptive Approach to Implementation

Engagement feedback included a desire for more information and evidence to support assumptions and commitments behind the Vision, as well as clarity about how and when more detailed planning occurs, including measuring and monitoring the impacts of growth. The Vision describes its relationship to other policies as well as sequencing and collaborative processes for undertaking more detailed implementation plans and studies.

The Vision also commits to working with faculty experts and the UBC community to test and innovate solutions to complex and urgent societal challenges such as housing affordability, biodiversity, and climate change. This includes monitoring the environmental, climate, financial, and socio-economic impacts of implementation through ongoing reporting to ensure UBC is adapting to rapidly changing conditions and learning from new information.

Accessibility and Diversity in Document Design and Communication

Through discussions with the accessibility community, photos and renderings throughout the document reflect the cultural diversity of the campus community as well as a diversity in age, body shapes and sizes. All graphics and text have also been updated to optimize visual accessibility in terms of colour contrast and type size.

Next Steps

Board approval of the Vision relies on provincial approval of UBC's amended LUP. Subject to provincial adoption of the LUP, the Vision's implementation will be shaped by policies, technical analysis, and plans created in collaboration with Musqueam, the UBC community, UNA, Properties Trust, external agencies and stakeholders to ensure campus growth aligns with the university's commitments to climate, biodiversity, affordability and community-building (see Appendix Three for a summary of concurrent work). Examples of this work include:

- updating UBC's Neighbourhood Climate Action Plan, targeted for spring 2024, and undertaking regular updates to the Residential Environmental Assessment Program green building standard;
- finalizing an ecological baseline for the campus to inform biodiversity strategies in future Neighbourhood Plans and the Campus Plan update;
- updating the Vancouver Campus Plan and Transportation Plan, including near term strategies to improve West 16th Avenue intersection performance and access to Wesbrook Place Neighbourhood;
- developing a new Rainwater Management Plan and updating the master servicing plan;
- creating a Community Amenities Strategy that includes updating the Child Care Expansion Plan;
- continuing to coordinate with external jurisdictions and other partners to deliver on areas of shared interest including housing affordability, rapid transit, health services, roads, public safety, schools, and infrastructure;

- advancing student housing development for the Vanier and St John’s College sites in order to take advantage of provincial funding opportunities; and,
 - developing future neighbourhood plans, with priority for continuing Wesbrook Place development.
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APPENDICES

1. UBC Campus Vision 2050 | Shaping the Future of UBC Vancouver (September 2023)
2. UBC Campus Vision 2050 | 30-Year Vision Engagement Summary Report
3. Campus Vision 2050 | Housing Action Plan | Land Use Plan: Policies, plans and technical strategies

PRESENTATIONS

1. UBC Campus Vision 2050 | Campus Vision 2050, Housing Action Plan, UBC Vancouver Land Use Plan



Land Acknowledgment

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of the x^wməθk^wəyəm (Musqueam) people.

For millennia, x^wməθk^wəyəm have been stewards and caretakers of the lands upon which UBC is now located. UBC strives toward building meaningful, reciprocal and mutually beneficial partnerships with x^wməθk^wəyəm.

Image: sʔi:4qəy qeqən (double-headed serpent post) by Musqueam artist Brent Sparrow.
Photo credit: Paul H. Joseph, UBC Brand and Marketing

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Background



Purpose

Campus Vision 2050 is an ambitious, long-range plan for how the University of British Columbia's Vancouver campus will change and grow to support the needs of the university, its students, faculty, residents and staff, and Musqueam.

The Vision was developed as part of a comprehensive planning and engagement process.

The Vision provides a high-level description of how the campus and neighbourhoods will evolve over the long-term, including its general design and character and where and how much development will occur.

The Vision focuses on the physical development of the campus, both academic and neighbourhood lands. It addresses overall spatial layout and structure, relationships between land uses, development, and the ecological, social, cultural and physical requirements for a healthy, thriving campus community that supports the university's academic mission.

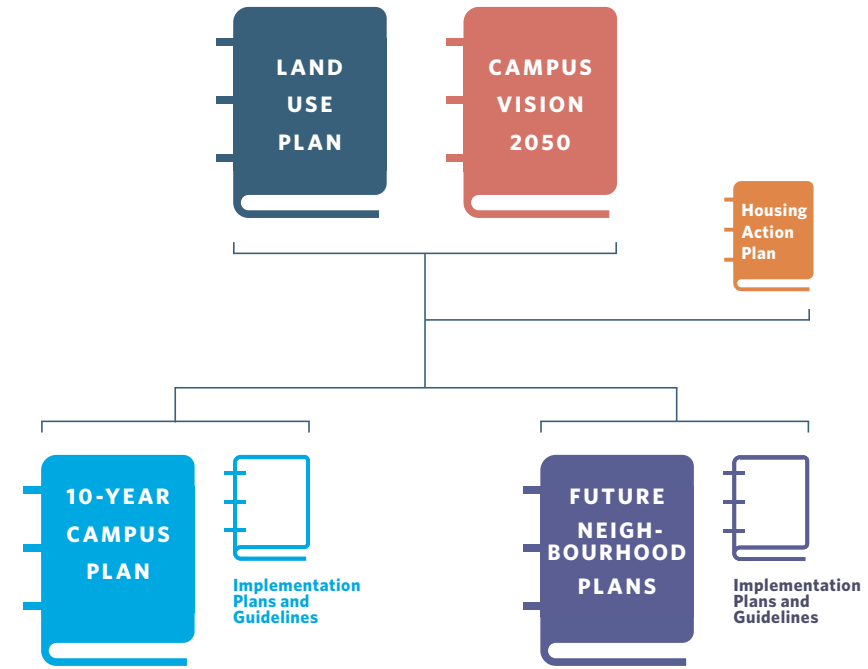
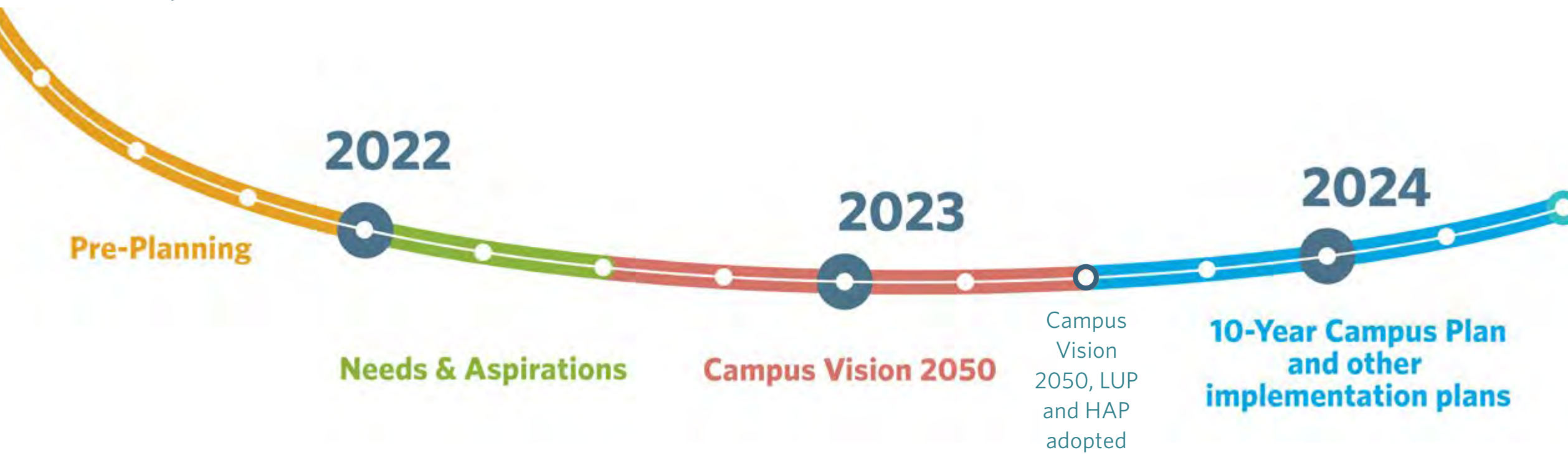


Image: Relationship between Campus Vision 2050, the Land Use Plan, Housing Action Plan and other outputs.

The Campus Vision 2050 process included updates to two key policies—UBC's Land Use Plan (LUP) and the Housing Action Plan (HAP). The LUP regulates campus development on both academic and neighbourhood lands and is adopted by the Government of British Columbia. The HAP is a UBC Board of Governors-approved policy to improve housing choice and affordability for students, faculty and staff.

All land use planning decisions of the UBC Board of Governors must be consistent with the LUP.

Campus Vision 2050 Timeline



Opportunities and Challenges

The Vision will help UBC address significant opportunities and challenges facing the university and the community, many of which emerged or strengthened since the last campus-wide planning process more than 10 years ago. At the same time, the

Academic Mission

UBC has a vision to inspire people, ideas and actions for a better world. How UBC delivers on this mission is changing in response to innovations in pedagogy, technology, demand and research needs. Supporting the academic mission and adapting to a changing teaching and learning landscape will require a flexible approach to planning academic spaces on campus. Beyond providing the physical space, the campus lands will continue to play a critical financial role in supporting the academic mission, including funding academic initiatives and housing for the UBC community.

Reconciliation

With the launch of the 2020 Indigenous Strategic Plan, UBC became the first North American university to commit to implementing the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), taking a human rights-based approach to its Indigenous strategic framework. The plan describes the university's goals and actions to advance the vision of becoming a leading university globally in implementing UNDRIP in a post-secondary context. Building upon this commitment to reconciliation, UBC and Musqueam Indian Band are working together to transform their relationship.

Ecological Sustainability

UBC is fortunate to be located in an ecologically rich, biodiverse environment, which supports ecosystem services that are fundamental to social, economic and ecological wellbeing. The challenge is to create an urban environment that protects and enriches biodiversity. Harnessing the unique environment of the campus, as well as Indigenous knowledge and the expertise of the university community will increase the ecological viability of the campus, support ecosystem services and increase the social wellbeing of the campus community.

Affordability

UBC Vancouver is located in one of the world's least affordable regions. The rising cost of living in Metro Vancouver, and of housing in particular, threatens UBC's ability to recruit and retain faculty and staff and is making a UBC education less accessible. UBC plays a role in addressing this crisis, not only for the university community, but as a major institution and employer in the region.

Climate Emergency

Climate change poses a direct threat to life on the planet and the stability of social, economic, political and ecological systems. Climate change and environmental harms are known to affect marginalized and underprivileged people disproportionately and to compound and magnify existing inequalities. Building upon past policies and action, UBC's Climate Action Plan 2030 established bold targets for greenhouse gas (GHG) emissions reductions. UBC is uniquely positioned to plan for and adapt to the changing climate, while also drawing on the expertise of students, faculty and staff to continue to be a role model in GHG reductions.

Campus and Regional Growth

UBC Vancouver's daytime population has grown from about 60,000 students, faculty, residents, staff and visitors in 2010 to an estimated 80,000 people in 2023. The university projects growth to around 100,000 people by 2050, reflecting new and expanded campus neighbourhoods and increasing enrolment and employment. Campus population growth parallels that of the Metro Vancouver region, which is expected to reach 3.8 million people by 2050. Metro Vancouver's Regional Growth Strategy directs future development to existing urban areas, including UBC, to preserve ecological habitat and farm lands.

university must be adaptable to an uncertain future and be responsive to changing university priorities, societal imperatives, technologies, demographics, patterns of behaviour and other internal and external drivers of change.

Changing Patterns of Learning, Living and Working

Like other institutions and organizations around the world, UBC has grappled with the health, social and financial impacts of the COVID-19 pandemic. While campus life has returned to near pre-pandemic activity levels, COVID-19 has nonetheless challenged patterns and paradigms for learning, living and working, and offers opportunities to reduce commuting-related emissions and provide more flexible teaching, learning and working arrangements.

Technology

UBC must be responsive to accelerating rates of technological change in how it plans academic facilities and neighbourhoods. It must adapt to and take advantage of digitization and smart technologies, remote learning and work, e-commerce, the sharing economy, artificial intelligence, automation and the Internet of things, among other potentially disruptive innovations.

Campus and Community Resiliency

In 2021, the western heat dome became the deadliest weather event in Canadian history, causing 619 heat-related deaths. Extreme heat, smoke pollution from forest fires and other potentially devastating and deadly weather and climate related events are increasing in frequency and severity. Campus planning can help mitigate the health and wellbeing impacts associated with such events.

Connectivity

Major new public transit solutions are needed across Metro Vancouver to solve significant mobility and connectivity challenges. Of particular significance to the UBC community and future campus land use planning, the region has prioritized extending the Millennium Line SkyTrain to UBC. The UBC Extension will improve access to education and employment on campus and housing off campus and help the university meet its ambitious GHG reduction targets.

UBC's Land Endowment

UBC's Trek Endowment Fund includes investment income on the sales of pre-paid 99-year residential leases and the proceeds from commercial and residential market rental. It provides stable and enduring financial support for the university's research, academic programs and students. By leasing the land, rather than selling it, UBC generates investment income from the revenue while preserving both the land and the revenue it generates in perpetuity and for the benefit of current and future generations. The land will continue to provide opportunities to help meet the needs of the university and the community, including supporting academic excellence, building more housing for UBC students, faculty and staff, bringing SkyTrain to UBC, and enhancing amenities and infrastructure. The challenge is to support the significant financial demands of these needs while building livable, thriving residential neighbourhoods and addressing the other opportunities and challenges facing the campus. At the same time, UBC must grapple with the implications and tensions inherent in a financial model that perpetuates a cycle of growth and development to support its needs.

Relationship with the Land

Musqueam Territory

For millennia, Musqueam territory has included the lands upon which UBC's Vancouver campus is now located. As the river delta grew, settlements moved down the river to maintain Musqueam position at the mouth of what is known today as the Fraser River, where the main village has been for 4,000 years.

These lands are a place of cultural and spiritual learning, welcoming and interacting with visitors to the territory. They are also a place of learning where the Musqueam people acquired knowledge of local plants and animals for their enduring wellbeing and ways of thriving with these resources.

Choosing Point Grey

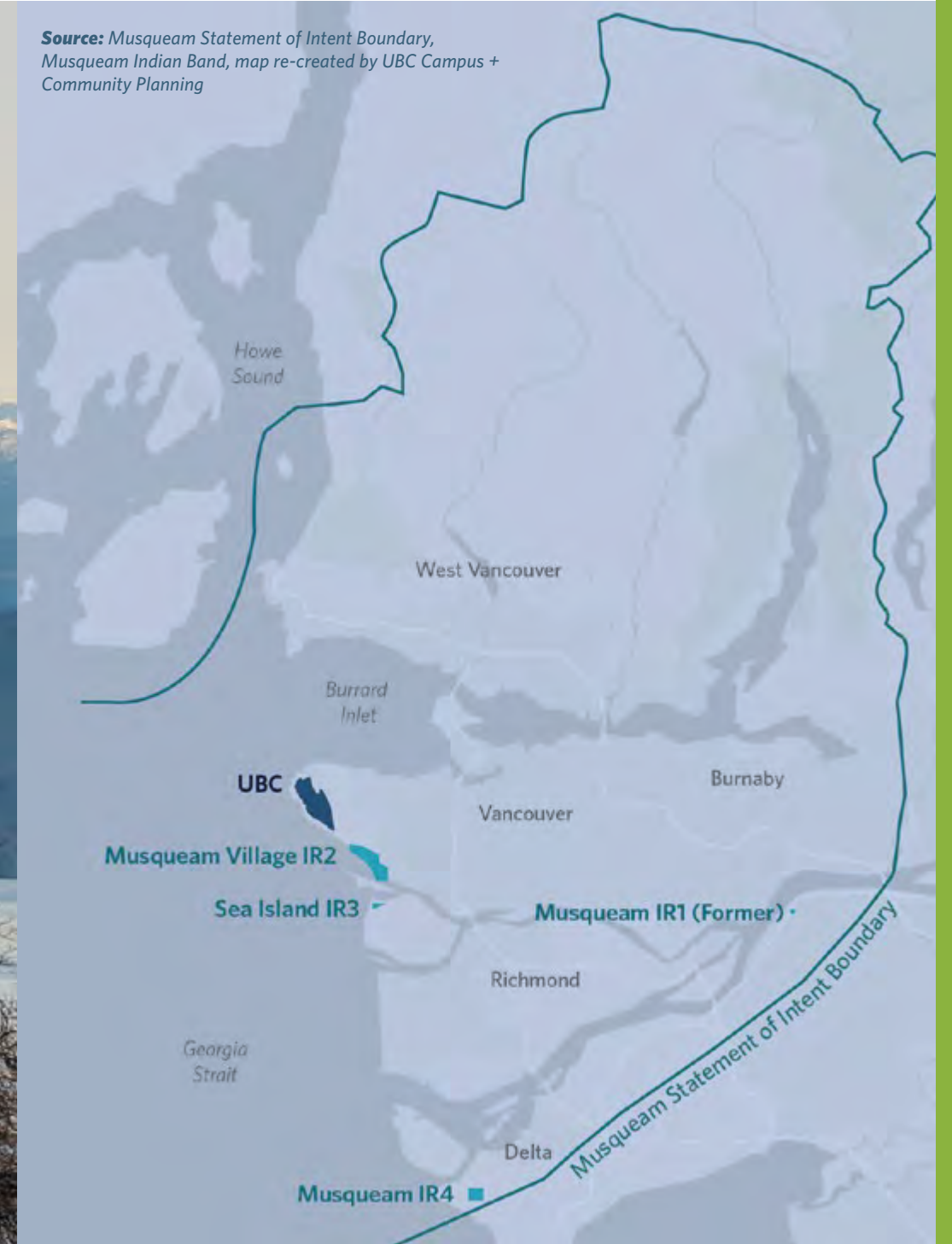
The Province of BC chose Point Grey as the site for UBC more than 100 years ago and endowed the university with the land through crown grants commencing in 1925. Musqueam representatives have advised that these decisions were made without their knowledge or involvement.

Musqueam's territory is described by waterways. There is no north, south, east, and west; orientation is described in hə́nqəmiḱə́m as up-river, down-river, towards the shore, away from the shore. This helps to understand the significance of watercourses and viewsapes to Musqueam culture, in the past, present and future.

— From Musqueam-UBC Peninsula Coordination Workshop Summary 2022

Photo credit: Paul H. Joseph, UBC Brand and Marketing

Source: Musqueam Statement of Intent Boundary, Musqueam Indian Band, map re-created by UBC Campus + Community Planning



Deepening Musqueam-UBC Relationship

There has been a significant shift in the relationship between UBC and Musqueam Indian Band over the past 100 years—from a time when Indigenous people were forced to give up their Indian status to attend university, to a gradual increase in Musqueam enrolment and programming and a growing partnership because of strong Musqueam leadership, commitment and tenacity.

Today, UBC and Musqueam Indian Band are working together to transform this relationship with a Relationship Agreement. This is an important part of UBC's institutional commitment to deepening the university's relationship with Musqueam and to reconciliation more broadly.

Through the development of the Relationship Agreement, UBC and Musqueam Indian Band are co-developing a comprehensive framework for engaging Musqueam on land use initiatives to better understand and incorporate Musqueam values, needs and interests into planning. A few recent projects and collaborations under this emerging framework have helped shaped the Vision.

Gateway Health Building: This project is located at the main entrance to UBC. The design team has been engaged in dialogue with Musqueam representatives to listen, share ideas and co-create a vision for expressing Musqueam culture and welcome in the building's design and landscape. Through these conversations the design has evolved to embody four key Musqueam values:

- A Site of Welcoming
- A Place for Learning
- Generating Wellbeing
- Enduring Stewardship

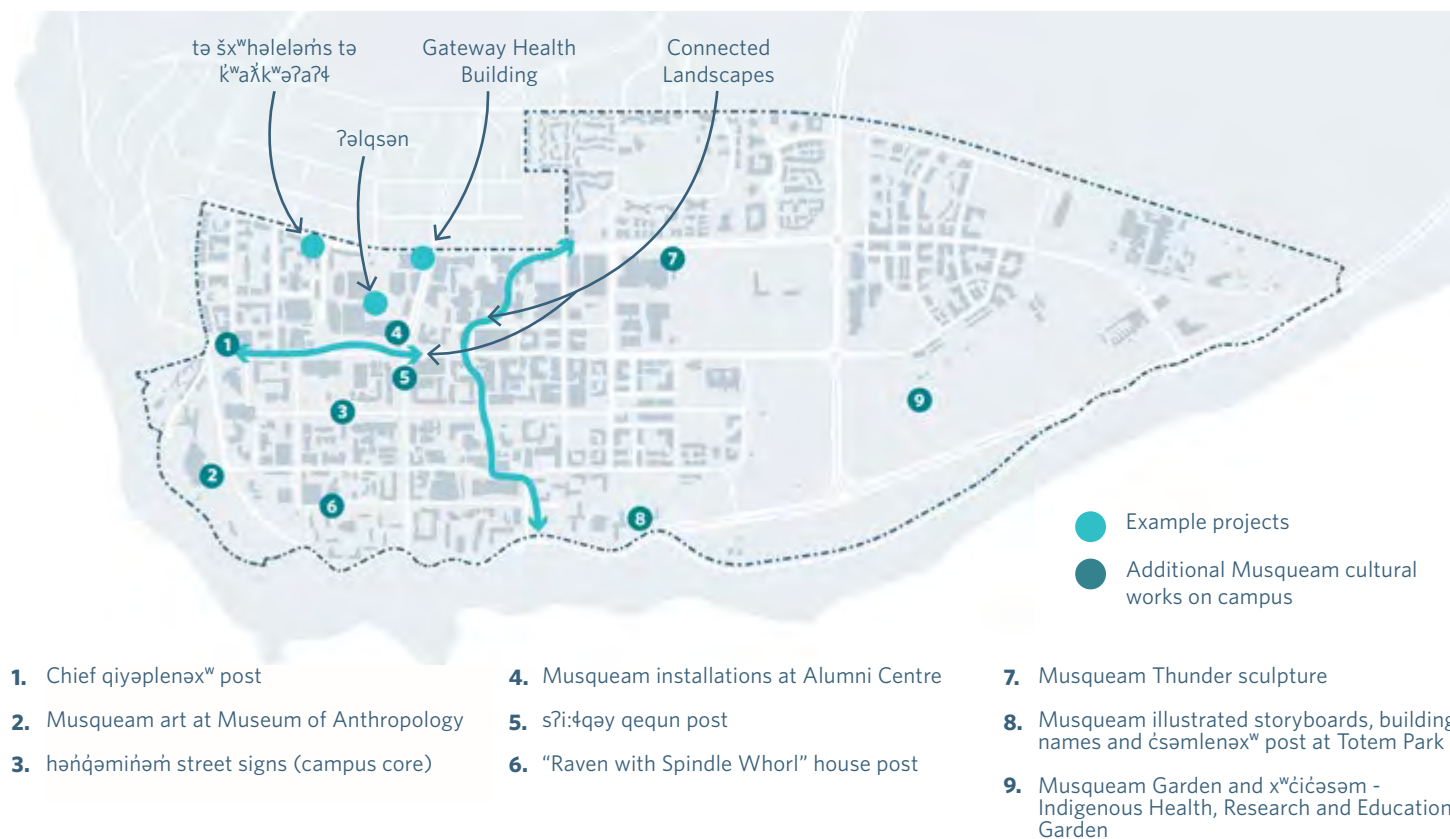
Connected Landscapes: This initiative includes several prototype projects that shift from manicured to indigenous landscapes while enhancing east-west corridors that support ecology, integrated systems, inclusion and a strengthened Musqueam presence. One such project establishes an east-west connection from Wesbrook Mall to Northwest Marine Drive through the centre of campus, a highlight of which is Fairview Grove next to Beaty Biodiversity Museum, which will be enriched with indigenous planting and space for outdoor gathering and learning opportunities.

Musqueam naming of student housing on campus: Musqueam and UBC have been working together on naming student housing residences since 2011. *tə ʃxʷhələləm̓s tə kʷəʔkʷəʔaʔɬ* (The Houses of the Ones Belonging to the Saltwater) student residence was officially named in 2021 along with the openings of *q̓əlʔələm̓əcən leləm̓* (Orca House) and *qʷta:yθən leləm̓* (Sturgeon House), with *sʔewəʔ leləm̓* (Herring House), *təməs leləm̓* (Sea Otter House) and *sqiməkʷ leləm̓* (Octopus House) opening in 2022.

ʔəlq̓sən Musqueam art installation: ʔəlq̓sən is the *hən̓q̓əmi̓n̓əm̓* word for “point of land”. “Point Grey” is the English designation for a major point of land within Musqueam territory where many Musqueam village sites are and that include some major villages such as *xʷməθkʷəy̓əm* and *ʔəy̓alm̓xʷ*. The installation is comprised of 10 cast bronze panels attached to concrete pillars, which are part of a weather protected walkway separating the UBC Exchange from MacInnes Field.

Enhancing Musqueam Presence on Campus

Musqueam staff and knowledge holders are advising and working with UBC on a variety of projects to transform the campus with a stronger Musqueam presence. Examples include:



Rendering of the Gateway Health Building. (Photo Credit: Perkins + Will)



Sketch of Fairview Grove. (Photo Credit: HAPA Collaborative)



tə ʃxʷhələləm̓s tə kʷəʔkʷəʔaʔɬ student housing. (Photo credit: SHCS)



Musqueam artist Brent Sparrow with ʔəlq̓sən. (Photo credit: Paul H. Joseph)

Context

UBC is a global centre for teaching, learning and research, consistently ranked among the top 20 public universities in the world. Since 1915, UBC has been opening doors of opportunity for people with the curiosity, drive and vision to shape a better world. UBC's two major campuses—in Vancouver and the Okanagan—attract, nurture and transform more than 65,000 students from Canada and more than 140 countries around the world.

UBC Vancouver Campus

The Vancouver campus consists of 994 acres (402 hectares) of academic and neighbourhood lands and has been located on the Point Grey peninsula for most of the university's more than 100-year history.

Pacific Spirit Regional Park surrounds the campus, providing rich wildlife habitat and an upland temperate rainforest ecosystem. The campus slopes gently from east to west, and bluffs overlook the Salish Sea. The intertidal mud and sandflats of the Fraser River estuary are to the south.

The campus lands differentiate UBC from most other Canadian universities and have helped the university achieve a level of excellence in support of the university's academic mission by enabling:

- world-class spaces for teaching, learning and research;
- thriving, sustainable residential communities, with a wide range of amenities including shops, restaurants, a grocery store, community centres and schools;
- industry and community partnerships;
- services, amenities and open spaces that support the people who study, work, live and play on campus; and
- residential development, from which UBC generates revenue to help achieve university priorities, such as affordable housing and bursaries and scholarships.



Surrounded by ocean and forest on Musqueam territory, UBC Vancouver sits at the tip of the western edge of Metro Vancouver.

Photo credit: Hover Collective, UBC Brand and Marketing

UBC in the Metro Vancouver Region

UBC Vancouver is situated at the western edge of the Point Grey peninsula in Metro Vancouver, which consists of 21 municipalities, one treaty First Nation and Electoral Area A. UBC is part of Electoral Area A.

The campus is bordered by Pacific Spirit Regional Park, which is managed by Metro Vancouver and guided by the Regional Parks Plan, and the University Endowment Lands (UEL), an unincorporated community governed by the provincial government. Within the UEL are Musqueam-owned lands along University Boulevard, including the

University Golf Course, and the site of Ieləḿ, a 21-acre (8.7-hectare) community currently under development. The southern part of the Point Grey peninsula includes Musqueam reserve lands, bordering Pacific Spirit Regional Park and the Fraser River estuary.

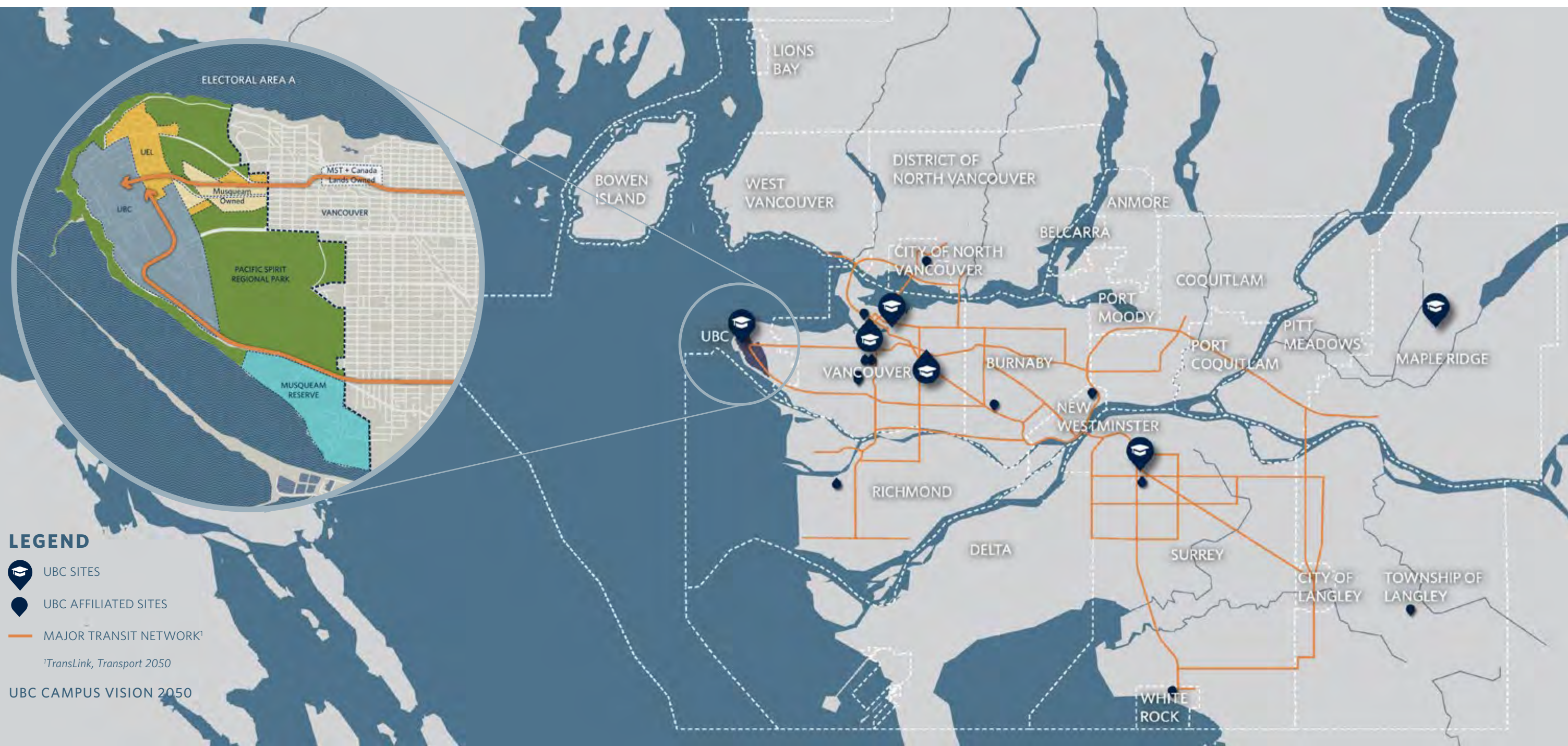
Growth in the area will include significant new housing at UBC, in the UEL and on the west side of Vancouver, particularly at a major new housing development at the Jericho Lands, a 90-acre (36-hectare) site co-owned by the Musqueam, Squamish and Tsleil-Waututh Nations

(MST) and the Canada Lands Company. A planned extension of the Millennium Line SkyTrain across the west side of Vancouver, through the UEL and on to the UBC campus will improve connectivity between this growing part of the region and the rest of Metro Vancouver.

Beyond its main campus at Point Grey, UBC is present throughout the region, through its partnerships with businesses, organizations and communities, and through the thousands of students, faculty and staff who live in every municipality in Metro Vancouver.

Additional, physical UBC sites in Metro Vancouver include:

- UBC Robson Square, in Downtown Vancouver;
- UBC Learning Exchange, in Vancouver’s Downtown Eastside;
- the Centre for Digital Media, at the Great Northern Way Campus in Vancouver;
- numerous research and medical training sites throughout the region; and
- a future site in Surrey, at King George Boulevard and Fraser Highway.



LEGEND

- UBC SITES
- UBC AFFILIATED SITES
- MAJOR TRANSIT NETWORK¹

¹TransLink, Transport 2050

An Evolving Campus

From the 1950s through the 1980s, the campus grew rapidly and much of the current academic core was established. For decades, UBC was a commuter campus with limited amenities and services for the small population of residents.

The construction of UBC's first campus neighbourhood, Hampton Place, marked the beginning of a transformation still underway today. While many people still commute to campus from other parts of the region, there are now more than 29,000 people living in six neighbourhoods and in student residences. The growing campus population supports the shops, restaurants, services and amenities that the UBC community now enjoys.

The last major updates to UBC's Land Use Plan and Campus Plan, which occurred in 2010/11, laid the foundation for many of the prominent features of the current campus, such as:

- Mixed-Use Hubs that combine student housing with academic uses, amenities and services;
- vibrant, walkable neighbourhoods;
- well-connected, pedestrian-oriented and high-quality open spaces;
- facilities that support sustainable mobility and transportation choice;
- a strong sense of place and identity; and
- more recently, growing inclusion and representation of Musqueam history and presence.

Aerial photo from 1971 showing vast surface parking lots surrounding the academic core, from an era when UBC was a suburban, commuter-campus.

Aerial photo from 2015 showing the significant amount of housing that has helped UBC transform into a more complete community.

Photo credit: (top) Studio William Bros; (bottom) Martin Dee, UBC Brand and Marketing



Sustainability and Climate Action at UBC

UBC plays a unique role as a global leader in sustainability and is a hub for technological innovation and research in sustainability and climate change. UBC faculty and students conduct world-leading research, which in turn informs the university's approach to planning and operating its facilities and neighbourhoods, within the context of rapid global policy, behavioural and technological change.

For more than 20 years, climate action has been a priority for UBC and the university community. Climate Action Plan 2030 (CAP2030) is the most recent demonstration of UBC's commitment to drastically lower its emissions, building upon previous plans, policies and significant successes and responding to UBC's 2019 Declaration on the Climate Emergency.



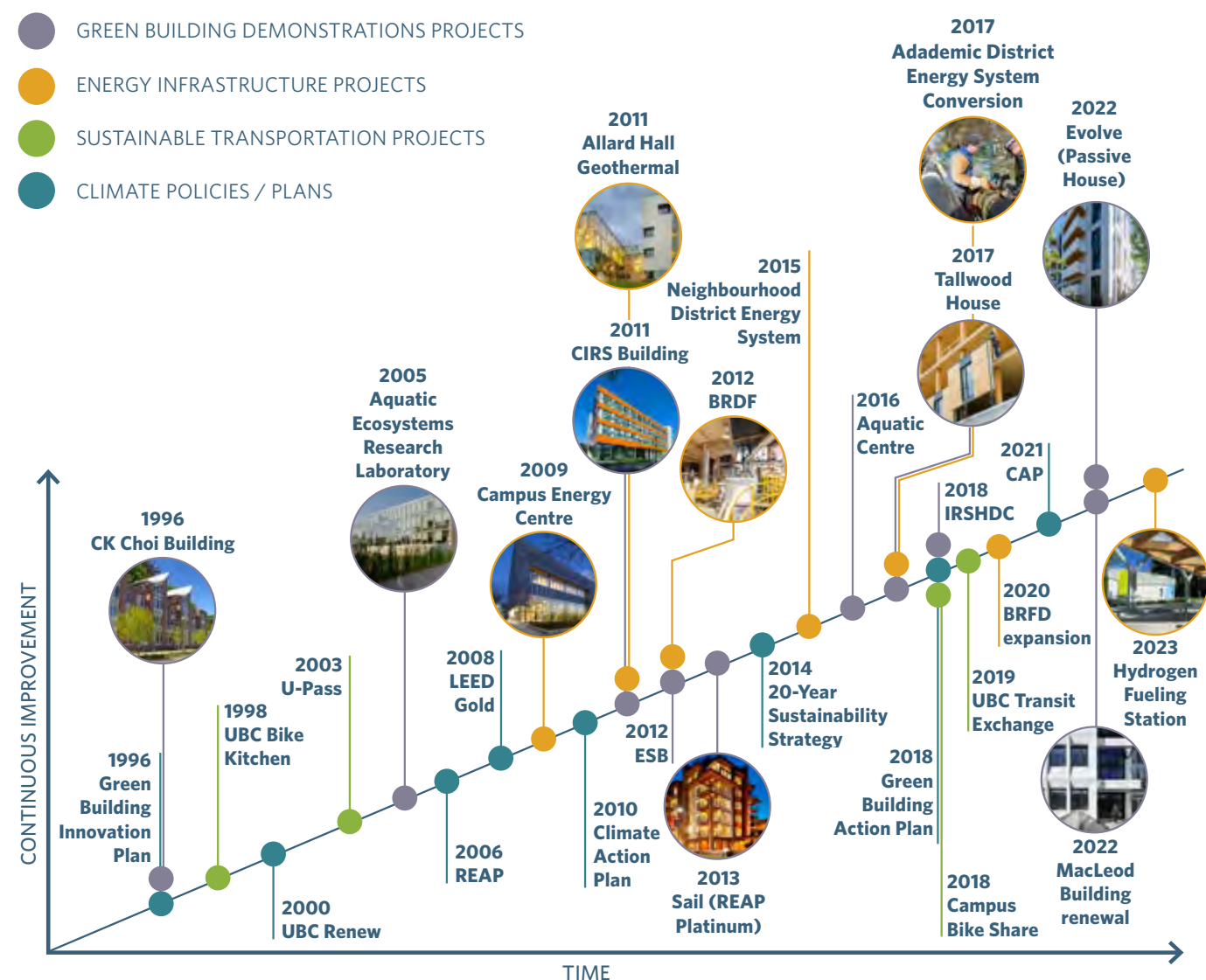
Image: 2019 UBC Climate Strike at Money and Raymond M.C. Lee Square and University Commons, looking west down University Boulevard. (Photo Credit: Joachim Zens)

Campus as a Living Lab

UBC's Campus as a Living Lab initiative provides a collaborative framework for faculty, students, staff and partners to address urgent global sustainability challenges by utilizing the campus as a testbed for innovative technologies and approaches.

Since the early 2000s, Campus as a Living Lab projects have taken on a variety of forms, from large capital projects that demonstrate first-of-a kind ideas, to research-industry partnerships that pilot innovative technologies, to the integration of student learning with operational priorities.

Demonstrating Climate Action Over Time



UBC Today

The UBC Vancouver campus has become a thriving urban area more comparable to a small city than a typical university campus, and neighbourhood residents have become an integral part of who and what UBC is today. The campus is a mixture of academic and neighbourhood areas, which in turn are supported by services and amenities, parks and open space, and world-

class educational and cultural facilities. Campus facilities and infrastructure have expanded to meet the demand, including state-of-the-art teaching and research facilities, 14,000 student housing beds, community amenities like the Aquatic Centre and Wesbrook Community Centre, and child care facilities.

80,000
daytime population
including students,
faculty, residents, staff,
and visitors

58,800
students
enrolled full-time

17,300
faculty and staff

29,000
people living on campus
14,000 in student housing
15,000 in neighbourhood housing



LEGEND

- EXISTING ACADEMIC
- EXISTING STUDENT HOUSING
- EXISTING NEIGHBOURHOOD HOUSING

UBC Vancouver campus, existing condition (including academic projects under construction at the time of publication).



Process

Students, faculty, residents and staff were deeply involved in multiple stages of the Campus Vision 2050 process. Community input helped shape the process itself, including defining community and university needs and aspirations and developing the Terms of Reference. Multiple rounds of engagement helped establish guiding principles, generate planning ideas and strategies, explore trade-offs and choices, and refine the final Vision. Additionally, UBC has been sharing information and engaging with Musqueam—they have identified interests and potential concerns associated with Campus Vision 2050 and have informed the development of mitigation strategies.

Planning Process

A holistic approach to planning considered social, ecological, cultural and financial aspects of the plan. Developing the Vision involved technical and design analysis and metrics, leading urban design and sustainable community planning research, and promising practices review.

Community Engagement

Students, faculty, residents, staff and alumni provided feedback and input throughout the process. The Vision has also been shaped by Musqueam engagement. UBC will continue to work with the UBC community and Musqueam through implementation.

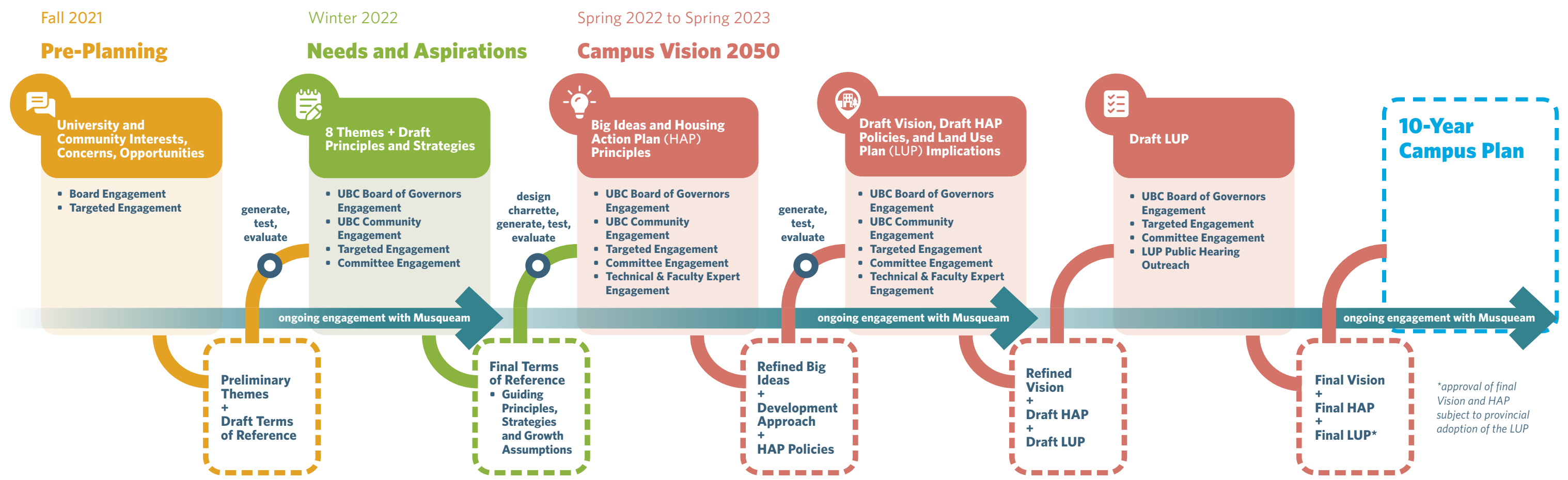
Input was gathered using a range of methods, including surveys and other interactive online tools, open houses, in-depth workshops, facilitated community conversations, pop-up information booths and discussions with various campus departments and groups. Input was also gathered from project advisory committees, faculty and technical experts, and key interest groups on campus.

The engagement approach was designed to support comprehensive and diverse engagement and intentionally sought to lower barriers to participation. Engagement forefronted principles of equity, diversity, inclusion and clear communication.

Throughout the engagement process, Campus + Community Planning focused on engaging with equity-seeking communities who have been historically underrepresented in planning processes, including hosting sessions with Indigenous people, Black people, people of colour, 2SLGBTQIA+ people, people with disabilities, newcomers, student families and frontline staff.

UBC informed and engaged with Musqueam in the development of the Vision. This included meetings between senior administration from UBC and Musqueam, updates to Chief and Council, and community-wide engagement, which included sessions with Musqueam staff and community members, a community dinner event and a survey specific to Musqueam.

UBC also engaged with Indigenous students, faculty and staff who are part of the UBC community, and with other First Nations.



What We Heard

The visioning process surfaced numerous challenges facing the community and the university, as well as opportunities where UBC's land use planning can make a difference in the lives of students, faculty, residents, staff and Musqueam, and at the same time improve the overall ecology and biodiversity of the campus. Engagement summary reports, which document the extensive feedback received, are available at campusvision2050.ubc.ca. Prominent engagement themes included:

- UBC's mission**
 UBC is a university and place of learning above all else
- The affordability crisis**
 Life on campus is increasingly unaffordable for many, and more housing needs to be built for the UBC community
- The climate emergency and campus resilience**
 UBC should lead climate action by example and build more climate-adaptive and green infrastructure
- Musqueam and Indigenous campus presence**
 Honour and celebrate Musqueam and Indigenous ways of knowing, strengthen Musqueam presence, cultural values and traditions on campus, and respect other Indigenous traditions
- Accessibility and safety**
 Campus can be inaccessible to some, difficult to get around and unsafe at times
- Growth and the preservation of green space and biodiversity**
 Protect campus green space and consider the capacity of the campus to grow
- The needs of our diverse communities**
 More amenities and services (e.g., grocery stores, daycares and schools) are needed to enable thriving communities
- How UBC uses land to finance campus needs**
 Concern that market housing is outpacing housing for students, faculty and staff, and that it is coming at the expense of livability, campus character and green space
- Concerns about growth**
 Significant worries about the current paradigm for resource use and housing development, and how UBC's choices could contribute to these challenges

“ Housing is one of the biggest problems, but I worry about building more and losing the forest. ”

— Roadshow participant

“ Fostering research and teaching excellence across the broadest range of disciplines should be the highest priority of a university. ”

— Survey respondent



Photo credit: Macy Yap

Engagement Highlights

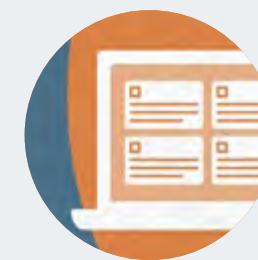
How We Reached People



Speaker Events



Pop-Up Booths



Surveys and Digital Tools



Workshops and Targeted Engagement¹



Community Conversations



Roadshows



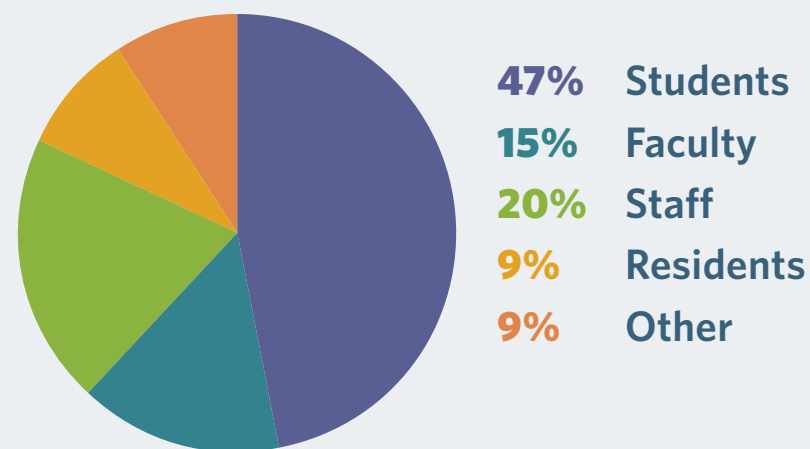
Walking Tours



Open Houses

¹Included Advisory Committee, Targeted Stakeholder and Technical Expert Meetings

Survey Participant Affiliation to UBC²



Over 13,000 engagement touchpoints

Students, faculty, residents, staff, alumni and Musqueam helped shape the Vision.

²Proportion of affiliation for the entire UBC community: Students: 65% / Faculty: 7% / Staff: 12% / Residents: 16%

Coordinating with Other Initiatives

UBC Academic Futures

UBC's Academic Futures is a framework led by the UBC Office of the Provost and Vice-President Academic to guide academic planning over the next 30 years. It consists of principles and supporting approaches to enable UBC to build the long-term capacity needed to respond and adapt to societal changes and remain at the forefront of teaching, learning, research and innovation.

Academic Futures is informed by growth and enrolment trends, analysis of future demographic and population forecasts, ongoing capital project prioritization, and input from a broad range of UBC academic communities, from senior academics and deans to early career faculty members to students, postdoctoral fellows and staff.

It identifies trends that have been and will continue to affect and disrupt the academic landscape, including:

- a desire for richness and diversity of learning experience;
- inter- and trans-disciplinarity;
- continuing education and opportunities for multiple-entry and personalized learning pathways; and
- rapidly changing technology (e.g., artificial intelligence, machine learning and virtual reality).

The Vision enables sufficient academic land capacity for new and renewed teaching and learning infrastructure, student housing, neighbourhood housing to support faculty and staff recruitment and retention, amenities, services and open spaces. Paired with the long term academic land capacity enabled by the Vision, Academic Futures will guide academic planning over the next decades and allow UBC to respond and adapt to societal changes and remain at the forefront of teaching, learning, research and innovation.

UBC's Strategic Plan: Shaping UBC's Next Century

The Vision aligns with Shaping UBC's Next Century, implementing several strategies under the theme of creating vibrant, sustainable environments that enhance wellbeing and excellence for people at UBC and beyond.

Rapid Transit Strategy

Extending the Millennium Line SkyTrain to campus is a transformational opportunity to improve connectivity between UBC and the Metro Vancouver region. It will provide the university and the community with significant benefits, including opening up new options for students, faculty and staff to find housing in more affordable parts of the region; supporting the development of a complete campus that is less reliant on cars; and reducing GHG emissions.

The Vision integrates SkyTrain with the campus environment, seizing on the opportunities it presents to enable a sustainable, transit-oriented community, and supports a Board of Governors' commitment to contribute to the regional share of the cost of the project, provided it does not affect funding for UBC's academic mission.¹

Other UBC Policies and Initiatives Informing the Vision:

- Anti-Racism and Inclusive Excellence Task Force Final Report and Recommendations
- Climate Action Plan 2030
- Climate Emergency Final Report and Recommendations
- Green Building Action Plan
- Inclusion Action Plan
- Indigenous Strategic Plan (Implementing UNDRIP and DRIPA)
- In Service (UBC's global engagement strategy)
- Wellbeing Strategic Framework
- 20-Year Sustainability Strategy

Coordinating with Regional Policy

The Vision was developed in coordination with: regional service providers including Metro Vancouver, TransLink, RCMP, Vancouver Fire and Rescue Services, and the Vancouver School Board; neighbouring jurisdictions including the University Endowment Lands (UEL) and the City of Vancouver; and various provincial government ministries.

¹Technology, alignment and station locations will be determined through a future planning process

Advisory

Musqueam

The Musqueam Indian Band and community were engaged throughout the process at a variety of levels. UBC will continue to work closely with Musqueam to understand their interests and identify ways to address them.

Key Advisory Groups and Subject Matter Experts:

- Alma Mater Society (AMS)
- Campus Biodiversity Initiative: Research and Demonstration (CBIRD)
- Climate Crisis in Urban Biodiversity (CCUB)
- Graduate Student Society (GSS)
- President's Advisory Committee on Campus Enhancement (PACCE)
- Property and Planning Advisory Committee (PPAC)
- UBC Faculty Association
- School of Architecture and Landscape Architecture (SALA)
- School of Community and Regional Planning (SCARP)
- Senate Academic Building Needs Committee (SABNC)
- UBC Properties Trust

University Neighbourhoods Association (UNA)

The UNA formed a special advisory body for the project to advise the UBC Board of Governors on matters that directly impact the experience of those living in the university neighbourhoods, reflecting the Neighbours Agreement between UBC and the UNA.

Advisory Committees:

- **Community Advisory Committee**
Representatives of Musqueam and student, faculty, neighbourhood resident, staff and alumni members provided input on the public engagement process, advice on how to enhance the transparency of and participation in the planning process, and ongoing community input into the development of the plan
- **Administrative Advisory Committee**
Representatives of the UBC administration and operating units provided strategic input on internal policy alignment, identified institutional needs and interests, and provided input on the development of the plan and recommendations to the UBC Board of Governors
- **External Advisory Committee**
Representatives of external agencies and jurisdictions, including TransLink, RCMP, Vancouver Fire and Rescue Services, Vancouver School Board and the UEL, provided technical input on UBC growth and future delivery of regional services

Program Summary

The Vision provides the capacity for the UBC Vancouver campus to change and grow in support of the needs and aspirations of the university, the community and Musqueam. This includes: new academic spaces for teaching, learning, research and partnerships; new and replacement student housing; new neighbourhood housing,

including rental and below-market rental for faculty and staff and for others who work on campus and support the community; and a comprehensive suite of amenities, services and infrastructure to support the future population.

Academic

The university's academy is currently supported by approximately 16 million sq. ft. (1.5 million sq. m.) of built space on land designated for academic, green academic and ancillary uses.

The Vision identifies sufficient land capacity for new and renewed academic spaces needed to address basic infrastructure needs, such as current seismic and building condition deficiencies, and to respond to future trends in teaching, research, learning and engagement in support of UBC's Strategic Plan and the emerging Academic Futures plan. This includes at least 3.1 million sq. ft. (288,000 sq. m.) of additional space for core academic uses, including current capital priorities, and at least 1 million sq. ft. (93,000 sq. m.) for research partnership space expansion.

This approach is aligned with Academic Futures planning and informed by historical growth and enrolment trends, discussion with deans and faculty heads, and a review of current capital planning priorities and supporting needs, such as student housing, recreation and child care.

Student Housing

UBC has the most student housing of almost any post-secondary institution in North America. Student housing has significant wellbeing, community-building and affordability benefits and is a financially sustainable investment in campus vibrancy and student success. Student housing is also one of UBC's most significant contributions to regional housing affordability—students living on campus equal more than 10 per cent of the City of Vancouver's rental housing supply.

The Vision supports the Housing Action Plan target of building 3,300 more student housing beds as a priority, plus 1,000 beds to replace aging facilities and address seismic deficiencies, with timing and project delivery subject to demand, prioritization, financing and funding capacity. This will bring the total number of student beds on campus to 17,300. The Vision also identifies additional longer-term capacity through intensification of existing housing and/or new development.

Neighbourhood Housing

UBC's neighbourhoods have become well regarded by both residents and visitors alike as highly walkable, sustainable and amenity-rich environments. Over the last 30 years—since construction started on UBC's first campus neighbourhood, Hampton Place—the university has developed 8.3 million sq. ft. (775,000 sq. m.) of neighbourhood housing.

To support the needs and aspirations of the university and the community over the next 30 years, particularly in response to the housing affordability crisis, the Vision provides for a doubling of neighbourhood housing units beyond 2022 levels—8.1 million sq. ft. (756,000 sq. m.) of additional residential development, a 20 per cent increase above previous plans.

Amenities, Services and Open Space

Future campus growth will be supported by a range of amenities, services and facilities integrated into mixed-use academic and neighbourhood environments.

This includes locally-serving commercial and retail uses, community space, recreation facilities, a rich network of open and green spaces and the child care facilities necessary to support the future campus population.

UBC will continue to work with the Vancouver School Board, the Government of BC and Musqueam on delivery of schools, including timing for development of the Wesbrook Place elementary school site, and other essential services, including police and fire.

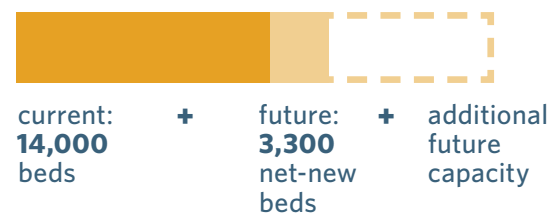
Academic Space

up to **19.8** million sq. ft. (1.8 million sq. m.) by 2050



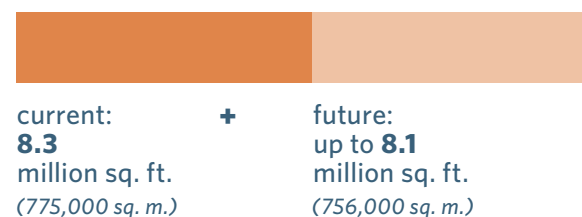
Student Housing Space

17,300 beds as a priority



Neighbourhood Housing Space

up to **16.5** million sq. ft. (1.5 million sq. m.) by 2050



Note: Numbers may not add up due to rounding for simplicity.

¹13.2 million sq. ft. (1.2 million sq. m.) of Core Academic Space and 2.5 million sq. ft. (232,000 sq. m.) of Research Partnership Space

²up to 3.1 million sq. ft. (288,000 sq. m.) of Core Academic Space and 1 million sq. ft. (93,000 sq. m.) of Research Partnership Space



LEGEND: UBC VANCOUVER CAMPUS PROGRAM ACCOMMODATION

- EXISTING BUILDINGS
- FUTURE ACADEMIC
- FUTURE STUDENT HOUSING
- FUTURE NEIGHBOURHOOD HOUSING



The Vision



Vision Statement

In 2050, UBC Vancouver is a unique combination of world class teaching, learning and research and thriving campus neighbourhoods—a resilient, climate-neutral, urban campus that embraces accessibility, inclusivity and meaningful reconciliation with Indigenous peoples, while celebrating and honouring its unique history and the land and ecosystem that support it.



Diagram is for illustrative purposes only. Future design and layout of buildings, streets and open spaces are subject to more detailed planning.

LEGEND

- EXISTING BUILDINGS
- FUTURE BUILDINGS



Guiding Principles

The Vision is guided by seven principles. Developed with extensive community input, they are a strong reflection of the needs, aspirations, challenges and opportunities identified by the community, the university and Musqueam. The values underpinning the principles are woven throughout the Vision.



Support UBC's Academic Mission

The Vision supports the university's pursuit of excellence in research, teaching, learning and community engagement to foster global citizenship and advance a sustainable and just society. It responds to the evolving role the university has in confronting the challenges of today while being adaptive and resilient in the face of future change and uncertainty.

Strengthen UBC's Relationship with Musqueam and Support Campus Indigenous Communities

UBC and Musqueam Indian Band are working together to develop a more meaningful, reciprocal, mutually beneficial and enduring relationship to benefit both communities now and for future generations. The Vision supports this work and the goals and actions of the UBC Indigenous Strategic Plan, while honouring and celebrating Musqueam, on whose territory the campus is situated.

Confront the Affordability Crisis

Unaffordable housing and food insecurity are detrimental to the wellbeing of the community and ultimately the future success of the university. The Vision supports daily life on campus being more affordable, convenient and supportive and enables new ways to provide affordable housing and food options as part of a complete community.

Make Campus Inclusive, Accessible and Welcoming

Everyone deserves to be welcomed and supported in their daily activities on campus and in the neighbourhoods. The Vision supports equitable, diverse and inclusive spaces that will help achieve the best learning, working and living environments for all, as well as a strong sense of community and belonging.

Take Bold Action to Address Climate Change and Enhance Campus Ecology

Climate change and unsustainable land use threaten human and ecological wellbeing and biodiversity, disproportionately impacting marginalized and underprivileged people. The Vision supports UBC's systemic collective action to combat climate change and protect and enrich campus ecology and biodiversity, including reinforcing and aligning with Climate Action Plan 2030.

Strengthen Connectivity

UBC suffers from limited connectivity with the broader region—socially, economically and ecologically—and getting to, from and around the 994-acre campus can be difficult for many. The Vision strengthens connections within campus and to the broader region.

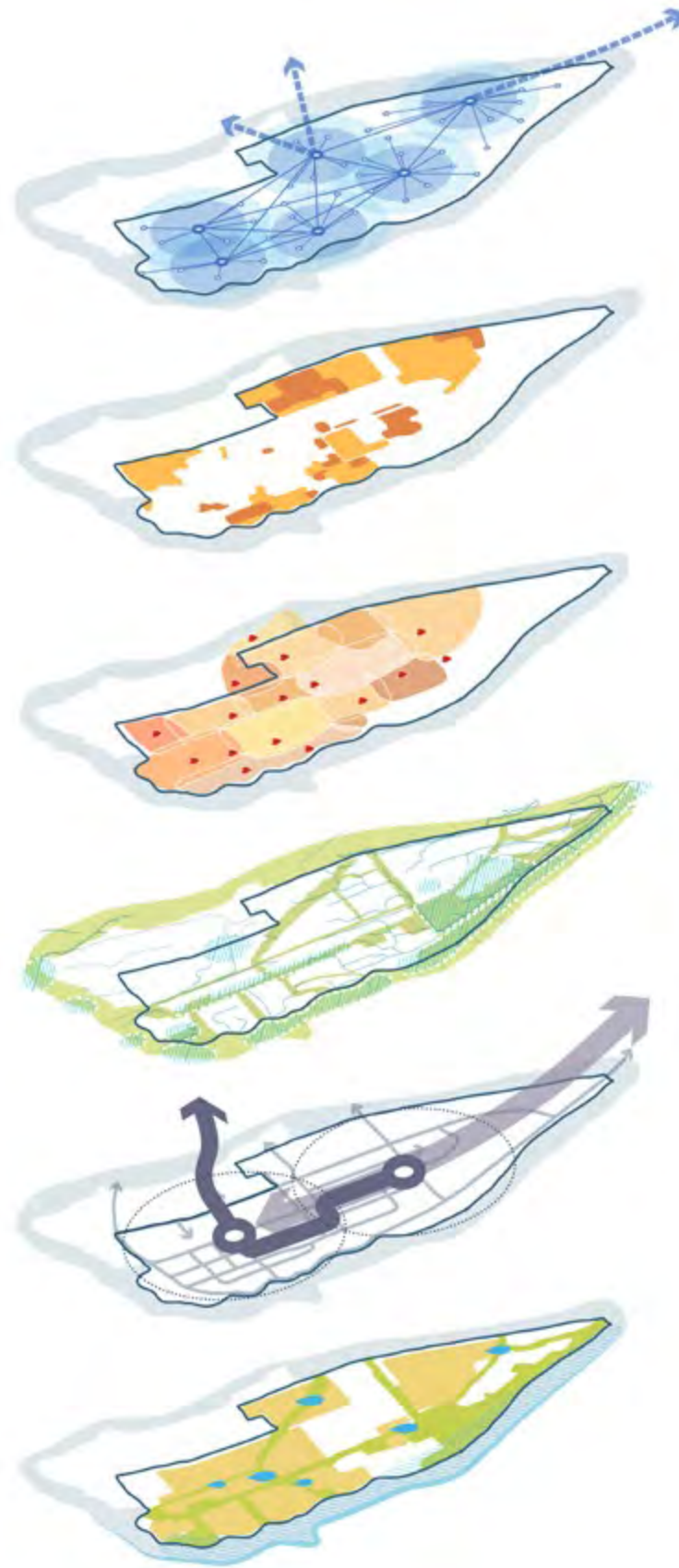
Ensure the Campus Lands Benefit the UBC Community Today and for Generations to Come

The campus lands provide the space for world-class teaching, learning and research, and support the community today and in the future. The Vision ensures the campus lands continue to serve these purposes, and support livable and sustainable communities that will continue to make UBC an exceptional place to learn, teach, live, work and play.

Big Ideas

The Vision is anchored around six big ideas—defining features of the Vision. They are cross-cutting physical approaches to the campus that respond to university and community needs, advance the Campus Vision 2050 guiding principles, and reflect the unique qualities of UBC and its surrounding context. They provide cues as to the intention, general arrangement, amount and location of buildings, uses and spaces. Layered together, and supported by foundational elements described in Campus Design and Character, the big ideas integrate and reinforce one another, and provide a campus-wide framework on which future, more detailed plans and policies will be developed.¹

¹More specific layouts, massing, and designs for each neighbourhood and academic project will be conceived in conjunction with more detailed plans, including the 10-Year Campus Plan and Neighbourhood Plans.



A Place of Learning

Flexible teaching, learning, research and partnership spaces that enhance and encourage creativity, collaboration and knowledge exchange, prioritizing Musqueam and Indigenous knowledge, and expanding Campus as a Living Lab.

More Housing and Expanded Affordability for UBC

Significantly more on-campus and affordable housing options for the UBC community, prioritizing sustainability, livability, walkability, green space and affordable services and amenities.

A Community of Communities

A socially-connected, inclusive, accessible and sustainable campus comprised of distinct but connected communities that offer convenient access to daily needs and amenities.

Restorative and Resilient Landscapes

An ecologically rich campus connected to its unique natural setting and reflecting a deep Musqueam presence and sense of welcome.

Connected Campus

Drastically improved connectivity to the region through the extension of SkyTrain, and safe, convenient and efficient on-campus mobility.

Climate Mitigation and Adaptation

A climate-resilient campus and a model for excellence and innovation in addressing the climate emergency, built on extensive student, faculty, staff and Musqueam expertise.

A Place of Learning

Artistic rendering of the intersection of University Boulevard and East Mall, featuring the future SkyTrain station surrounded by academic buildings, ground floor amenities and outdoor spaces that enable research, knowledge exchange and interdisciplinary learning.





Big Idea: A Place of Learning

UBC Vancouver in 2050... With a daytime population of over 100,000 people, the campus is a place of learning, showcasing UBC teaching, research and innovation. Collaboration, creativity and knowledge exchange, and Musqueam and Indigenous knowledge are prioritized through inviting, accessible and flexible buildings and outdoor spaces for all. More than ever before, the campus is a test bed, incubator and role model for novel approaches to planning and implementing low carbon communities, translating new knowledge into practice, and attracting industry, Musqueam and

community partnerships. Blurring the divide between academic and neighbourhood activities in formal and informal spaces throughout the campus and neighbourhoods encourages impromptu encounters that foster learning, discovery and community and unlock synergies between UBC's communities.

i For more detailed descriptions of academic character, including building heights, see *Campus Design and Character*.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets, open spaces and rapid transit are subject to more detailed planning.



KEY STRATEGIES

- Concentrate academic growth in the campus core
- Mix housing, academic/knowledge sharing space and amenities in Learning Hubs
- Line Learning Corridors with active ground floors and outdoor spaces that connect Learning Hubs and other centres of activity
- Encourage learning everywhere:
 - Academic land-based research and Campus as a Living Lab
 - Musqueam and Indigenous traditional knowledge exchange
 - Space for industry partnerships
- Provide flexible, accessible and inclusive teaching, learning and research spaces that are adaptive to future needs
- Locate formal and informal learning spaces to support grassroots community initiatives and showcase research and discoveries

LEGEND

- FUTURE ACADEMIC BUILDINGS
- LAND-BASED LEARNING
- LEARNING CORRIDOR
- INDIGENOUS KNOWLEDGE
- RAPID TRANSIT STATION
- RESEARCH PARTNERSHIPS



Industry and community partnerships encourage knowledge exchange. (Photo credit: Kristina Lerman, ASBMB Today)



Flexible, adaptable academic spaces that make interior activities visible to the outside. (Photo credit: Perkins & Will)



Quiet study space integrated into an academic building. (Photo credit: Sasaki Inc.)

Concentrating Academic Growth in the Campus Core



The Vision maintains the approach of building and renovating academic spaces within the campus core, emphasizing new growth in proximity to the future rapid transit station on University Boulevard and along East Mall and West Mall. Sites are identified for near-term capital priorities, including new or renovated facilities for the faculties of Medicine, Applied Science and Science, supporting research excellence and transformative learning, addressing deteriorating and seismically vulnerable facilities, and advancing UBC's climate action goals.

New and renovated academic buildings will contribute to a livelier, accessible, pedestrian-oriented campus through more mixed-use developments, more efficient use of land, and buildings with engaging and inclusive ground floor programming fronting onto streets and the public realm. A new South Campus works yard will free up additional space in the academic core and provide a consolidated space for maintenance and campus service operations, including storage of equipment, supplies and materials.

More Learning Hubs



The Vision identifies sites for new Learning Hubs, which are developments that mix student and neighbourhood housing, academic/knowledge sharing space and amenities.¹ These hubs encourage connections between students, residents and people at various stages in their life, bring learning to the neighbourhoods, and maximize compatibility between different uses and users.

New neighbourhood Learning Hubs, such as the one envisioned for Wesbrook Place South, use ground floor "flex" spaces for learning and to seed grass roots community-based entrepreneurship and innovation.

Within each hub, upper-level floor space will provide housing. In both neighbourhood-based and academic campus-based hubs, lower floors will front new outdoor public spaces and adjacent streets and feature various combinations of academic, social and community space, child care, and other amenities. Hub designs will also consider adjacent academic facilities, including how to mitigate potential impacts (e.g., building fume hoods).

¹Some Learning Hubs are unique to the academic campus and mix student housing with academic uses. These are referred to as Mixed-Use Hubs.



Ponderosa Commons mixes housing with multidisciplinary academic space. (Photo credit: Martin Tessler)



Spaces that seed grass roots, community-based entrepreneurship and initiatives. (Photo credit: University of Auckland)



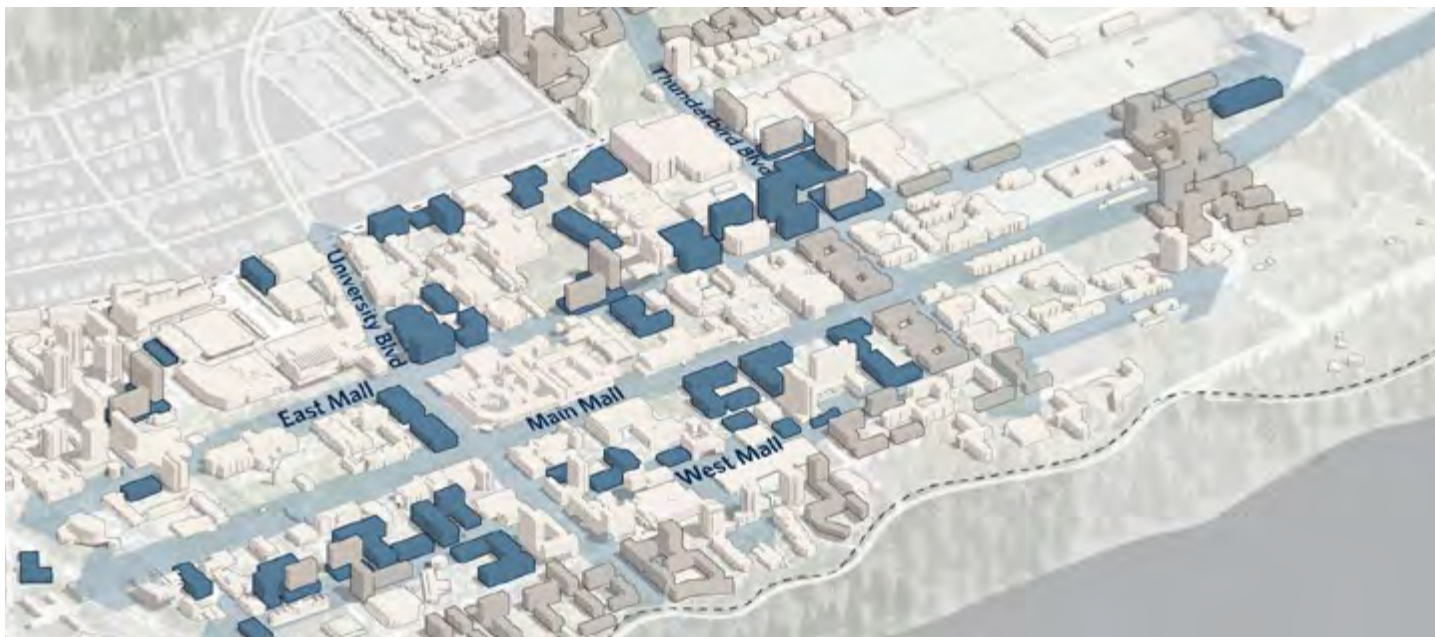
Lower floors provide social and community spaces that activate the public realm. (Photo credit: Bruce Damonte)



Active street edges with community oriented spaces along Railspur Alley, Granville Island. (Photo credit: Pendulum Magazine)



Outdoor spaces that support diverse ways of learning. (Photo credit: Loyola University Maryland)



Learning Corridors connect centres of activity on campus and provide a network of outdoor learning.

Learning Corridors

The Vision enables stronger, more defined connections between Learning Hubs and other centres of activity. A series of Learning Corridors will intensify academic capacity along East Mall, West Mall and Thunderbird Boulevard to support transit-oriented development, increase vibrancy and connect to research partnership sites and housing opportunities. Along these corridors, academic spaces will invite collaboration, experiential learning and make interior activities and research visible to the outside. They will be complemented by ground-floor space that enables compatible retail and social enterprises. An integrated network of indoor and outdoor learning spaces will support diverse ways of learning (e.g., outdoor classrooms, demonstration projects, performance and public realm activation).

Learning Everywhere

While academic growth will continue to be concentrated in the campus core, along corridors and in Learning Hubs, the entire campus, including the neighbourhoods, continue to offer significant opportunities to support teaching, learning and research. For example:

- expanding UBC's Campus as a Living Lab initiative to foster innovative approaches to regional and global challenges, like the climate crisis and biodiversity collapse, such as by applying UBC's academic land-based research to enhance ecosystem services for the campus community;
- continuing to support green academic research at UBC Farm, Botanical Garden, Totem Research Field, Research Ponds and the landscape surrounding the Museum of Anthropology, including test beds for urban forestry and landscape resiliency, Musqueam traditional harvesting and stewardship practices, and knowledge exchange between western and Indigenous cultures and traditions;
- relocating the Department of Botany's greenhouse from West Mall to Totem Research Field, supporting ongoing land-based research on Totem Field and enabling space for additional academic uses or student housing close to the campus core on West Mall;
- expanding academic-research partnership areas at Technology Enterprise Facility (TEF) and TRIUMF to support innovation, knowledge-sharing and entrepreneurship;
- providing informal and flexible outdoor spaces to facilitate and showcase interdisciplinary learning and experimentation; and
- integrating Indigenous knowledge and practices into campus landscapes, public art and buildings to, for example, familiarize the campus community with hən̓q̓əmiñəm (the Musqueam language) and Musqueam history and traditions.



Wander Wood installation by UBC's SALA students uses cutting-edge robotic fabrication technology. (Photo credit: Meghan Murray)



Campus as a Living Lab helps solve global and regional challenges, engaging students in research and knowledge translation. (Photo credit: UBC Brand and Marketing)



Indigenous Health, Research and Education Garden at UBC Farm. (Photo credit: Alexander Suvajac)

More Housing and Expanded Affordability for UBC

Artistic rendering of a vibrant residential street in the new Acadia Neighbourhood, highlighting a diversity of housing types and tenures, including stacked townhouses, affordable mid-rise rental apartments and higher density options.





Big Idea: More Housing and Expanded Affordability for UBC

UBC Vancouver in 2050... More on-campus housing means more UBC community members have affordable housing options close to where they work or study. The campus includes even more family homes, opportunities to age in place, and amenities that make life easier and richer for residents, including child care, groceries and transit. Free from long commutes and worries about finding stable housing, more students, faculty and staff have more time to focus on studying, teaching and research, being

present for their families and friends, getting involved in campus life, and building community with their neighbours. Reducing the number of people commuting to campus has helped UBC address the climate crisis.

i For more detailed descriptions of student housing and neighbourhood character see *Campus Design and Character*.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets, open spaces and rapid transit are subject to more detailed planning.



LEGEND

NEIGHBOURHOOD HOUSING

- EXISTING
- FUTURE (MID-RISE)
- FUTURE (TOWER)

STUDENT HOUSING

- EXISTING
- FUTURE
- T RAPID TRANSIT STATIONS

KEY STRATEGIES

- Double neighbourhood housing with a broad range of housing types and tenures, and unit types and sizes
- Increase the target for future rental housing to 40 per cent of new homes
- Provide at least 3,300 student housing beds as a priority, and create space for longer-term capacity
- Provide sites to pilot innovative home ownership options
- Continue to prioritize housing access for Indigenous, vulnerable and marginalized students
- Ensure anyone with physical accessibility requirements can live in student housing and neighbourhood rental housing
- Concentrate housing within walking distance of transit and amenities, including affordable food options
- Retain and renew existing residential buildings where possible
- Support fast, reliable and affordable access to off-campus housing via SkyTrain

Affordability at UBC

The Vision enables a significant expansion of UBC’s on-campus housing supply and increased financial resources to deliver more affordable housing, such as below-market student housing, faculty and staff rental housing and new home-ownership opportunities. It also provides opportunities to improve the affordability of other aspects of life on campus, including child care and amenities and services, as part of a complete community approach to planning.

Housing Action Plan

The following pages of the Vision identify the sites where new housing will be built over the next 30 years, as well as how new housing will be integrated with the surrounding context, its character and form, and the space needed for amenities and services.

How the university will deliver on its commitments to improve housing affordability is outlined in the Housing Action Plan (HAP). Recognizing that affordable housing is a top concern and priority for the UBC community and an integral part of the future vision for the campus, in 2023 the HAP was reviewed and updated with community input alongside the development of the Vision. The updated HAP is a bold response to the affordability challenge currently facing the UBC community, including providing on-campus rental homes for nearly 30,000 people who study or work on campus and their families by 2050, more than 80 per cent of which would be below market rates.

HAP policies that will support the Vision’s big idea to deliver substantially more on-campus housing and affordability for the UBC community include:

- increasing on-campus student housing to 17,300 beds by targeting at least 3,300 new beds and 1,000 replacement beds as a priority, with timing and project delivery subject to demand, prioritization, financing and funding capacity;
- increasing the target for future rental housing from 30 per cent of new homes to 40 per cent, resulting in more than 5,900 rental units for people who work and study on campus;
- as part of this new rental, increasing the portion of below-market faculty/staff rental homes to 25 per cent of new housing; and
- expanding eligibility and spaces in UBC’s rent-geared-to-income program for moderate-income faculty and staff.

The HAP is reviewed and updated every five years and will continue to provide regular opportunities for the university to consider how it can do more to meet the housing needs of the UBC community, while balancing financial sustainability and other university priorities.

Defining Affordability in the UBC Context

The HAP focuses on balancing three components to support the UBC community’s housing need:

- **Improving Affordability:** UBC’s housing is considered affordable if it costs less than 30 per cent of a household’s before-tax income (including rent, strata fees, property taxes and utilities). This is an appropriate measure for many in UBC’s community, but it can also be a challenging concept to apply. Students, for example, often have limited household income and the 30 per cent measure may not be appropriate. As a result, housing choice is a key component in assessing how UBC is meeting housing need.
- **Expanding Housing Choice:** UBC’s most impactful housing initiatives involve directly increasing on-campus supply for students, faculty and staff. The vast majority of this is below-market rental, including student housing, making it the most affordable choice for UBC’s community. Other on-campus market rental and ownership options provide additional housing choices for the community—this includes the active exploration of an expanded faculty home-ownership program. Together, UBC’s housing choice initiatives are a significant component of addressing the community’s housing need.
- **Ensuring Financial Sustainability:** UBC can only provide affordable housing and increase housing choice if the funding and financing is sustainable for the university. This will enable UBC to effectively meet the community’s housing need today and in the future.

Affordable Services and Amenities

In addition to the high cost of housing, people in the community are contending with rising costs of food, transportation and other necessities, and while significant progress has been made to reduce child care costs, spaces remain limited across the region. The Vision will lead to the development of complete, compact communities, where people have access to a variety of affordable amenities and services in close proximity to where they live, work and play.¹

This includes:

- more permanent spaces for student- and UBC-operated food hubs, providing access to low-cost groceries and other necessities;
- more child care spaces, integrated in mixed-use developments, keeping pace with the growing community;
- more spaces and opportunities for roof-top and other community gardens along with Community Supported Agriculture programs;
- accessible and free “third spaces” (i.e., places other than home or work/class where people spend time, develop relationships and build community); and
- expanded public transit and other improvements making it easier and more affordable to get to, from and around campus (e.g., new zero-emission local transit service routes, a fully accessible and well-lit network of pedestrian pathways, and protected cycling facilities suitable for people of all ages and abilities).

¹This is further explored in the Community of Communities big idea.

Student Housing

The Vision supports the HAP target of building 3,300 more student housing beds as a priority, plus 1,000 beds to replace aging facilities and address seismic deficiencies, and identifies sites for even more student housing, with timing and project delivery

subject to demand, prioritization, financing and funding capacity. The Vision also allocates replacement sites for student housing affected by future neighbourhood development in Acadia and through an expansion of the Hawthorn Neighbourhood.



Proposed redevelopment of Place Vanier Residence

Place Vanier Expansion

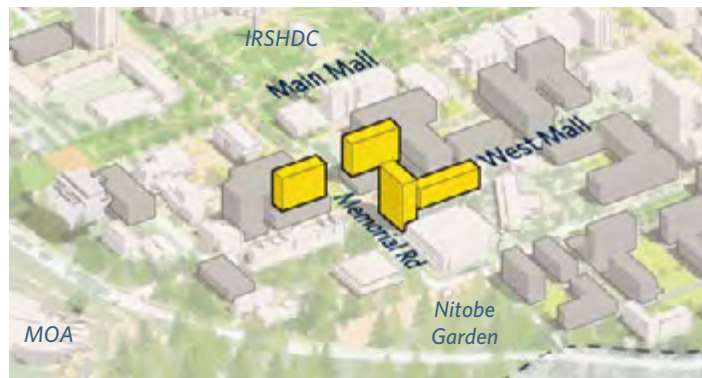
The expansion of Place Vanier will significantly increase undergraduate student housing capacity, address seismic deficiencies and create a more active and vibrant pedestrian environment through building design and ground-floor programming. Thoughtful location of buildings and open spaces will maintain the tranquil forest character that is a defining feature of the western campus edge.



Expansion of St. John's College and Graduate Commons

St. John's College (SJC) Expansion and Graduate Commons

The expansion of SJC will create more housing opportunities for graduate students, post-doctoral fellows, faculty and visiting scholars. Combined with the expansion of Place Vanier, additional capacity for first-year residents and upper-year undergraduates will create a vibrant community with social spaces and dining hubs that unite students of every type.



Proposed Arts and Culture District Learning Hub

Arts and Culture District Mixed-Use Hub

A new Mixed-Use Hub in the Arts and Culture District (at Armouries Commons) will combine student housing with consolidated and expanded space for the Faculty of Arts and will include a range of amenities such as local retail, collegia and child care.

Ritsumeikan-UBC House and Lower Mall Research Station Expansion

Future redevelopment and expansion of Ritsumeikan-UBC House and Lower Mall Research Station will accommodate more student housing over the longer term, in addition to replacement capacity for nearby Thunderbird Residences, whose buildings will be replaced and/or renewed over time to enable faculty and staff rental housing near the academic core.



Redevelopment of Ritsumeikan-UBC House and Lower Mall Research Station

Additional Sites

Additional student beds can be accommodated at several sites across campus including Thunderbird Mixed-Use Hub; along East Mall, within the new Thunderbird Stadium; an expansion of Marine Drive Residence; and potential new Mixed-Use Hubs enabled through parkade redevelopment in the campus core.



Future Learning Hub on Thunderbird Boulevard and East Mall, one of several additional future student housing sites

The Thunderbird Mixed-Use Hub will replace aging buildings at the Osborne Centre. Replacement of the UBC Tennis Bubble will be incorporated into the design of the new Hub, along with other academic programming to be determined.

Acadia Park Student Family Housing

Student family housing affected by Acadia Neighbourhood development (see page 61) will be accommodated through future redevelopment of the current student family housing in the Acadia Park townhouse area. New mid-rise courtyard buildings will provide a family-oriented environment with a range of outdoor spaces for play, community gardens, natural areas and social gathering. Student families will benefit from easy access to nearby amenities and services, including child care, retail, community facilities and Norma Rose Point School.

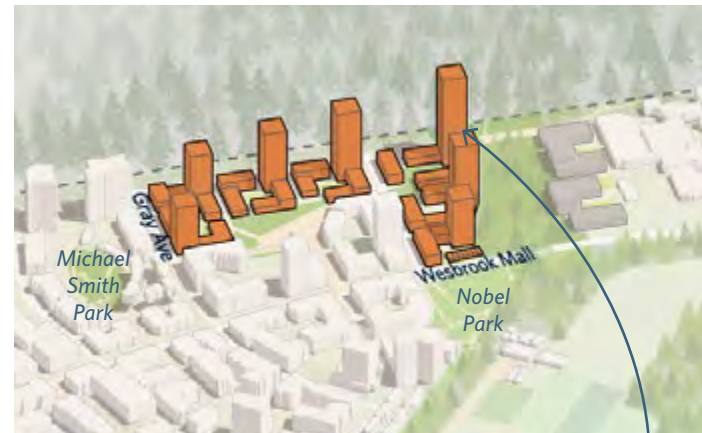


Acadia Park Student Family Housing

Neighbourhood Housing

To optimize livability, maximize open space and balance the distribution of growth, new neighbourhood development is focused in new and expanded neighbourhood areas south of the academic core. In alignment with the Housing Action Plan, at least 40 per cent of all new neighbourhood housing will be rental and at least 25 per cent of

all new housing will be discounted rental for faculty and staff. Housing will include a mix of mid-rise and taller buildings, prioritizing mid-rise wood-frame construction where possible, to maximize affordability, carbon sequestration and a ground-oriented neighbourhood feel.



Wesbrook Place South conceptual layout and massing. Detailed planning and design of the neighbourhood will be subject to a future neighbourhood planning process.



An Alternative Approach to the Design

These massings for the neighbourhood are for illustrative purposes only and the detailed design will be subject to a future neighbourhood planning process. This alternative massing scheme shows the same density achieved as the plan above with a revised road alignment, larger central green space, fewer courtyards and taller towers.

Wesbrook Place South

Situated where the south campus greenway meets Pacific Spirit Regional Park, and within walking distance of future rapid transit, a southward expansion of Wesbrook Place Neighbourhood will include approximately 1.3 million sq. ft. (120,800 sq. m.) of new housing beyond the current Neighbourhood Plan, or about 1,300 units. This will include locally-serving amenities, creating a secondary community node for Wesbrook. More housing is achieved on sites already identified in the Wesbrook Place Neighbourhood Plan and through a more intensive use of land to the south.

Wesbrook Place South will continue the form of towers and mid-rise buildings found throughout Wesbrook Place Neighbourhood. Towers (ranging from 22 to 39 storeys) will be located next to the forest edge, increasing in height towards the south, and arranged to minimize shadowing on community open space. Mid-rise buildings (four to six storeys) will be organized around a large new open space that can support a range of activities, including informal recreation and community programming, and an urban plaza framed by locally-serving ground floor activity and amenities.

Acadia

Acadia will be a major new neighbourhood within walking distance to rapid transit, providing approximately 3.6 million sq. ft. (335,900 sq. m.) of new housing, or about 3,600 units, and dovetail with the existing mixed-use neighbourhoods of University Village and Musqueam-owned leləm in the University Endowment Lands (UEL). A new Thunderbird Boulevard mixed-use “main street” will offer a range of amenities for the community within a pedestrian oriented environment.

Acadia will include a range of building types, with an emphasis on mid-rise wood-frame buildings (four to six storeys), with towers set back from a major central open space. It will be a walkable neighbourhood, reminiscent of older cities, with small blocks and narrow streets that prioritize pedestrians. Predominantly mid-rise buildings will frame internal courtyards and public spaces to support a human-scaled experience. Taller mid-rise buildings will front Thunderbird Boulevard and open spaces. Slender towers (ranging from 18 to 35 storeys and with 6,500 to 7,000 sq. ft. (600 to 650 sq. m.) floorplates) will be placed to minimize shadowing and overlook on neighbourhood public spaces and reduce visual impact at the campus scale.

Additional student family housing and child care not affected by new Acadia Neighbourhood development will also be considered for redevelopment in future Land Use Plan updates. A portion of existing student housing will be affected by new Acadia Neighbourhood development and will be rebuilt in new locations (see student Housing on p. 59). Future planning will also consider redeveloping the current site of emergency services into a mixed-use development that includes emergency services and housing.

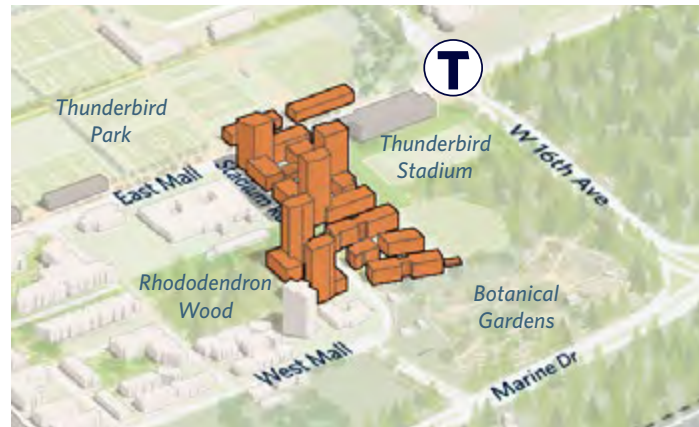


Acadia Neighbourhood conceptual layout and massing. Detailed planning and design of the neighbourhood will be subject to a future neighbourhood planning process.



An Alternative Approach to the Design

These massings for the neighbourhood are for illustrative purposes only and the detailed design will be subject to a future neighbourhood planning process. This alternative massing scheme shows the same density achieved as the plan above with the layout of the building blocks shaped to frame the central open space.



Stadium Neighbourhood conceptual layout and massing. Detailed planning and design of the neighbourhood will be subject to a final Stadium Neighbourhood Plan, per the draft concept developed between 2017-19.



Stadium Neighbourhood and new Thunderbird Stadium, illustrative bird's eye view, looking north.

Stadium Neighbourhood

Stadium Neighbourhood will be a new compact residential development. It will include 1.63 million sq. ft. (151,500 sq. m.) of new housing, or about 1,600 units, as well as commercial and community amenities, academic “flex space” and a major ecological park adjacent to a redeveloped Thunderbird Stadium. This new neighbourhood will knit together new and existing residential, ecological and recreation areas near the academic core and a future south campus rapid transit station.

The Vision expands the neighbourhood boundary beyond what was proposed in a 2019 draft neighbourhood concept to enable an additional 171,000 sq. ft. (15,900 sq. m.) of mid-rise, wood-frame housing along East Mall, while maintaining the neighbourhood building height and density limits established with the community in 2019.³

Stadium Neighbourhood will provide a mixed-use community hub that reflects and respects the character of surrounding uses such as the Botanical Garden, UBC Farm and forest and Thunderbird Park.

An emphasis on ground oriented, human scaled buildings combined with active street level uses will support social exchange and community building. Mid-rise buildings and podiums (predominantly six storeys) will frame open spaces and streets, including six-storey, wood-frame buildings along Thunderbird Park realized through adjustments to the width of East Mall. A cluster of five towers (ranging from 20 to 28 storeys) will provide a visual terminus to Main Mall and frame the ecological park and the redeveloped Thunderbird Stadium, stepping down in height towards Thunderbird Park. Additional student housing could potentially be integrated into the east side of the new Thunderbird Stadium building.

³Future planning of East Mall will address transportation and parking / drop-off needs, functionality of athletics fields, and appropriate interface with adjacent residential uses.

Hawthorn Place North

A northern expansion of Hawthorn Place Neighbourhood will enable new housing for faculty and staff close to where they work. It will expand the neighbourhood, maintaining the existing mid-rise form of development, by 590,000 sq. ft. (54,800 sq. m.), providing about 600 units of housing. The expansion to the north side of Thunderbird will reinforce the boulevard as a new mixed-use “main street” that includes new local transit service, a diversity of housing types, academic uses and amenities in and around Hawthorn Place and Totem Park, and connects to the new Acadia Neighbourhood. Residential buildings will frame Thunderbird Boulevard, and ground-floor amenities and community uses will front onto Main Mall.

Hawthorn Place North will be characterized by simple, mid-rise buildings, respecting the scale of the rest of the Hawthorn Neighbourhood. Front doors will address and activate the street, while courtyards will provide a sense of enclosure to the shared social space behind.

Six-storey mid-rise buildings will frame open spaces and streets, including Main Mall, and shorter buildings will be located to maximize sun into courtyards.

Future neighbourhood planning will explore the feasibility of renewing and adapting some of the existing buildings to reduce embodied carbon and improve affordability.



Hawthorn Place North conceptual layout and massing. Detailed planning and design of the neighbourhood will be subject to a future neighbourhood planning process.



Mid-rise scale housing with front doors onto the public realm. (Photo Credit: Mariko Reed)

A Community of Communities

Artistic rendering of the new Arts and Culture Mixed-Use Hub, which will include new academic space, student housing and amenities, and create an anchor of activity in the northern part of campus.





Big Idea: A Community of Communities

UBC Vancouver in 2050... A mosaic of connected communities—each with their own local heart, unique features and identity and strong Musqueam welcome and presence—defines a socially-connected, approachable, urban campus that is easy to navigate and where people feel included and supported. Each community features a blend of housing, work spaces, green space and amenities (e.g., corner stores, cafes,

child care) that allow people to meet their daily needs conveniently. Destination features draw people in to each community from across the campus and the region. Each new development contributes to a complete, compact, sustainable and resilient campus.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets and open spaces are subject to more detailed planning.



KEY STRATEGIES

- Create complete, compact communities, where people can access daily needs within a close walking and rolling distance from where they study, work and live
- Create distinct but connected communities, each with their own amenities, unique identity and expression of Musqueam presence
- Deliver amenities and services to keep pace with daytime and nighttime population growth
- Distribute and cluster amenities and services to support local needs and enhance campus life including:
 - **Community Hearts** - Major anchors serving and attracting the campus-wide population
 - **Mixed-Use Hubs** - Smaller clusters mixed with student housing serving the surrounding population
 - **Local Nodes** - Individual places serving the surrounding population
- Design buildings and open spaces using accessible design principles that commit to inclusiveness and foster community building and social interaction
- Closely coordinate with internal and external agencies and partners on planning for child care, schools, health, police and fire services

Complete, Compact Communities

As the campus population grows and evolves, amenities and services will be located to support the distinct needs of local communities, foster community wellbeing and enhance campus life.



Norman MacKenzie Square in the heart of Wesbrook Neighbourhood
(Photo credit: UBC Properties Trust)

Community Hearts are major anchors of amenities and services serving the campus-wide population. University Boulevard is the key gateway to UBC and the heart of the academic campus. Wesbrook Place has evolved as the primary commercial area for neighbourhoods on campus. New Community Hearts in Stadium and Acadia Neighbourhoods will provide grocery stores, locally serving retail, community facilities (fitness, meeting spaces, etc.) and child care.



Hubs co-locate academic, housing, retail, food and public space.
(Photo credit: Don Erhardt, UBC Brand and Marketing)

Mixed-Use Hubs are smaller clusters of amenities within the same buildings as student housing and academic uses. New Mixed-Use Hubs within the Arts and Culture District and along Thunderbird Boulevard and East Mall will support new amenities such as corner stores, coffee shops, child care and prayer spaces, as well as multi-functioning academic spaces that enable community use, spaces for commuter students, galleries, maker spaces, outdoor seating, and play grounds.



Coffee shop in Hawthorn Place Neighbourhood.
(Photo credit: Bean Around the World)

Local Nodes are individual places serving the surrounding population. New Local Nodes throughout the academic core, within student housing areas and within neighbourhoods will include amenities such as cafeterias, coffee shops, bike repair and covered outdoor study space.

Accessibility for All





UBC is committed to ensuring that everyone is welcomed and supported in their daily activities on campus and in the neighbourhoods. In alignment with the new provincial Accessible BC Act, and reflecting current and future recommendations from people with diverse disabled experiences, UBC will incorporate accessibility and inclusion into all spaces across campus. This means designing spaces without barriers, that are welcoming, adaptable and that facilitate effective access and choice to people of all ability levels.



Public spaces on campus designed to accommodate various accessibility needs. (Photo credit: Paul Joseph, UBC Brand and Marketing)

Designing for Accessibility

Well-designed buildings and open spaces that are accessible and welcoming will foster community building and social interaction while ensuring communities feel connected. Design considerations for multiple abilities need to be taken into account to reflect the distinct needs of different users, including those with diverse cognitive, mobility, hearing and visual abilities.

 <h3>Cognition</h3> <ul style="list-style-type: none"> ▪ Simple and clear lines ▪ Recessed or natural light ▪ Low noise ▪ Muted colours ▪ Low sensory environments 	 <h3>Mobility</h3> <ul style="list-style-type: none"> ▪ Barrier-free pathways ▪ Continuous seating ▪ Accessible main entries ▪ 5% slope or less ▪ Even surfaces ▪ Wide pathways ▪ Soft corners
 <h3>Hearing</h3> <ul style="list-style-type: none"> ▪ Wide pathways ▪ Soft corners ▪ U-shaped spaces ▪ Movable furniture ▪ Colour and light ▪ Reflective surfaces ▪ Line of sight ▪ Transparency 	 <h3>Vision</h3> <ul style="list-style-type: none"> ▪ Wide pathways ▪ Orthogonal corners ▪ Recessed light ▪ Tactile paving ▪ Defined edges ▪ Multi-sensory ▪ Acoustic landmarks ▪ Visual contrast ▪ Continuous seating ▪ Recessed entries ▪ Use of technology

Elements of a Complete Community

Complete communities at UBC foster social connection, physical activity and recreation, while supporting mental health and resiliency, safety and harm reduction, anti-racism, Indigenous visibility, and a strong Musqueam cultural presence.



Accessible features across campus (e.g., accessible entrances that keep people together), including better accessibility within pedestrian priority areas of the campus.



Open, shaded and weather-protected outdoor spaces to maximize human comfort.



Amenities and programming tailored to suit local character and identity.



"Me spaces" — private spaces for quiet contemplation and where people gather and build individual and community identity.



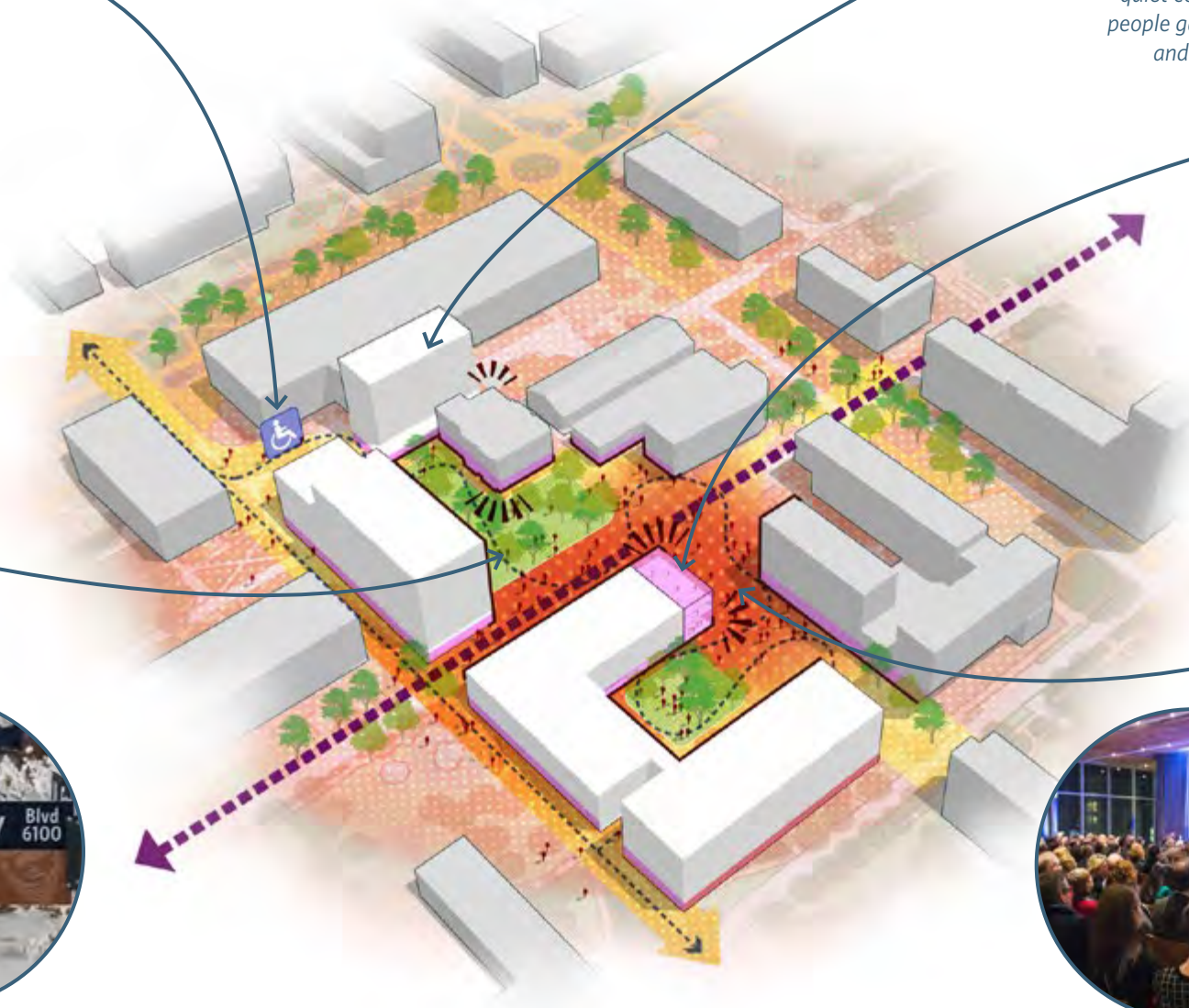
"We spaces" — where multiple UBC communities interact and integrate.



Culturally diverse, inclusive and intergenerational spaces (e.g., gathering, spiritual, interfaith spaces), including dedicated Musqueam spaces where community members gather, build community identity and feel they belong.



A stronger Musqueam presence and sense of belonging, welcoming others to their territory, with Musqueam-specific spaces and place names that incorporate Musqueam building design, art and iconography, sharing the history and culture of the land across campus.



Opportunities for social connection and community building in public realm spaces through events, programming, and community-led temporal art and animation in collaboration with academic, student and residential communities.



Co-developed flexible, multi-functional spaces with opportunities for shared Musqueam community use, including meeting and dialogue spaces, places for ceremony and outdoor performances.

Note: Diagram is a conceptual example of a Complete Community, for illustrative purposes.

Coordinated Delivery of Complete Communities

The Vision establishes the framework to deliver community amenities to keep pace with population growth, support local needs, create a vibrant and accessible campus and reinforce neighbourhood vitality. This will involve close coordination with on-campus groups and external service providers and include industry, community-run and partnership delivery models.

UBC Child Care

The UBC Child Care Expansion Plan (CCEP) provides the framework to deliver on UBC’s child care commitments and addresses both long-range institutional needs for child care and projected neighbourhood demand. The CCEP also establishes a long-term child care growth target, aimed at meeting 20 per cent of unmet child care demand. Continuing to honour this commitment while accounting for growth over the next 30 years, the Vision will deliver additional child care centres beyond the current CCEP targets. The CCEP will also be updated to reflect the Vision.

Coordination

Operations and management models, along with sustainable funding for community amenities and facilities, will be developed through implementation of the Vision and involve multiple parties, including: UBC Campus + Community Planning, Student Housing and Community Services, Athletics and Recreation, the University Neighbourhoods Association, UBC Properties Trust, and external partners and services providers, such as Vancouver Coast Health, Vancouver School Board, Vancouver Fire and Rescue Services and the Government of BC.

Schools and Community Facilities

UBC residents will be served by schools and community facilities in both UBC and surrounding neighbourhoods, including two primary schools, one secondary school, and a third site for a future primary school located in Wesbrook Place. Schools are the responsibility of the Vancouver School Board and the Government of BC. UBC will continue to coordinate closely with the Vancouver School Board to ensure current and future capacity for schools is sufficient to meet anticipated growth.

Access and benefits to UBC recreational, social and cultural facilities will be provided to residents and student families through coordinated programming. Learning opportunities through integration of academic unit programming and community facilities and schools will be encouraged in future delivery of amenities.

Image: Annual Harvest Festival at University Commons—an example of public space activation at UBC
Photo credit: Jarek Tan



Restorative and Resilient Landscapes

Artistic rendering of Main Mall and Flag Pole Plaza, re-imagined to express the cultural values of Musqueam and enhance biodiversity and ecological resilience.





Big Idea: Restorative and Resilient Landscapes

UBC Vancouver in 2050... Guided by rich natural surroundings and Indigenous knowledge, the campus integrates natural systems and supports increased biodiversity. A network of connected green public spaces, courtyards, corridors, green roofs and places for respite and social connection work alongside academic and neighbourhood buildings. Indigenous plants and other features that embody Musqueam values create

a sense of welcome to Musqueam territory. Biodiversity and ecological resilience are supported throughout the campus, including new tree canopy, rain gardens and green corridors for biking, walking and rolling.



KEY STRATEGIES

- Protect and enhance existing high-value ecological areas (e.g., UBC Farm forested area) and habitat for wildlife
- Working with Musqueam, identify areas of campus with significant cultural value and create campus gateways and landscapes with a strong Musqueam welcome and presence
- Create substantial new green spaces for social, recreational, research and ecological benefit
- Create and protect ecological and mobility corridors, including a new east-west diagonal connector
- Extend surrounding forests into the campus to support species movement and increase biodiversity
- Introduce abundant indigenous plants traditionally harvested by Musqueam, and work with Musqueam to plan and steward these landscapes including removal of invasive species
- Provide equitable access to nature on campus, emphasizing accessible walking, rolling and cycling paths

Musqueam Values and Connection to the Land

Situated within Musqueam territory, there is significant historic and cultural importance of this land to Musqueam. More recently, deeper engagement with Musqueam and evolving knowledge of Indigenous practices and climate adaptive planting are shaping novel approaches to creating and enhancing the ecological, educational and social role landscapes play on the campus.



Forested habitat surrounding the university has high cultural and ecological value. (Photo Credit: Vancouver Trails)

The entire Point Grey peninsula, including the UBC Vancouver campus, is culturally and ecologically important for Musqueam people. Musqueam and UBC will continue to work together to identify areas having significant value, enhance these places and Musqueam access to them, and will work together with Metro Vancouver to find ways to safeguard and enhance the health of the Pacific Spirit Regional Park ecology. Campus gateways and landscapes with a strong Musqueam welcome and presence will be integrated into plantings, design, art, architecture and public realm.

This is also an opportunity to educate the campus population about Musqueam’s reciprocal relationship with the land and how to interact with and respect water, land, plants, wildlife and sites of Musqueam cultural uses.



s7i:4qəy qeqəŋ, the double-headed serpent post, provides a strong Musqueam welcome at University Boulevard. (Photo credit: Hover Collective, UBC Brand and Marketing)

Strategies for Enhancing Musqueam Values on Campus

Through ongoing work in the public realm and on capital projects, the following strategies were co-developed with Musqueam as an emerging framework for increasing Musqueam presence in campus landscapes.

- **Planting of this Place:** Increase native, ethnobotanical and informal planting
- **Reveal & Respect Water:** Identify lost streams and reveal rainwater systems
- **Indigenous Ways of Knowing:** Create learning landscapes that highlight traditional and experiential knowledge
- **Musqueam Art, Architecture and Craft:** Provide opportunities for Musqueam artists to showcase and collaborate
- **Harvesting Practices:** Allow space to create collective memory, strong community bonds and sense of belonging
- **Musqueam Welcome:** Welcome people to Musqueam traditional, ancestral and unceded territory and create a greater sense of Musqueam belonging on campus
- **Recalling the Importance of Historic Peninsula Pathways:** Design routes and places of learning and demonstration
- **Musqueam Places of Significance:** Highlight Musqueam places as educational points and improve and restore important areas for Musqueam community building



Indigenous planting with multilingual signage at tə šxʷhələləŋs tə kʷaʔkʷəʔaʔkʷ (Photo Credit: Xwi7xwa Library)



Traditional Musqueam art and craft can provide inspiration for increased Musqueam presence on campus (Photo Credit: Alina Ilyasova)



Native edible plants such as salmonberries create opportunities for harvesting within the landscape (Photo Credit: Richard Droker)

Peninsula Ecology and Biodiversity

Surrounded by Pacific Spirit Regional Park, UBC is part of a broader ecological and open space system within the region. As the campus grows and evolves, UBC's open spaces will play a critical role in achieving ecological connectivity, supporting healthy and resilient natural systems and serving the needs of a growing population.



Terrestrial Ecological Value	Aquatic Ecological Value
High	High
Moderate	Watercourses
Low	Historic Streams

Map of existing ecological value on Point Grey peninsula. (Sources: UBC Campus Lidar, Diamond Head Consulting)

UBC Vancouver is surrounded by areas of high ecological value on the Point Grey peninsula, including forests, watercourses and coastal areas. The peninsula is also located within the Pacific Flyway, a major north-south migratory route for birds that follow the water and favour access to both forest and aquatic habitat.

Within the UBC campus there are many green areas valued by UBC and Musqueam communities, but the vast majority are manicured landscapes that currently provide low ecological value (e.g., Main Mall and the Bosque). One notable exception is the UBC Farm research forest. Climate change poses risks for the peninsula's biodiversity and ecology, including warmer temperatures, longer dry spells, wetter fall and winter seasons, more extreme precipitation, and more frequent and intense extreme weather events, which may alter where plants and animals can thrive.

UBC will work with Musqueam and UBC researchers to identify, protect, enhance and connect green areas on campus with surrounding forests and watercourses. This will elevate some current low-value habitat areas on campus to higher-value habitat and reinforce key ecological connections. The Vision also supports understanding and planning for climate change impacts on indigenous plants and natural assets at UBC Vancouver.

Strategies for Enhancing Ecology and Biodiversity on Campus

The Vision prioritizes the creation of new campus green spaces and seeks to preserve and enhance existing ones to maintain healthy, biodiverse ecosystems. In determining where future development will take place, special attention will be paid to natural conditions, such as topography, wildlife habitat and soil conditions.

Strategies and initiatives for enhancing ecology and biodiversity on campus include:

- baselining and monitoring existing biodiversity and creating a new biodiversity strategy as part of the 10-Year Campus Plan and future neighbourhood plans;
- establishing a system of landscape corridors to support ecological connectivity and biodiversity, and enhance lower-value ecological areas;
- implementing nature-based solutions for rainwater management that address green space and climate adaptation needs;
- increasing tree canopy to mitigate the urban heat island effect;
- encouraging more naturalized landscapes, including working with Musqueam to develop an indigenous plant list to protect from invasive species and increase biodiversity and climate resilience; and
- integrating habitat for native species, including pollinators, with edible landscapes where possible.



Natural rainwater management and habitat creation through diverse planting areas. (Photo credit: Dean Gregory)



Bat habitat boxes integrated within naturalized plantings next to Beaty Biodiversity Museum. (Photo credit: Simone Levy)



Bird-friendly building design on the windows of the CIRS building, integrating artwork from student Lora Zosia Moon, deters bird collisions. (Photo credit: Simone Levy)

Landscape Corridors

The Vision establishes a system of landscape corridors that will extend the surrounding forest into and throughout the campus. Primary landscape corridors will provide major opportunities for ecological connectivity, rainwater management and movement of wildlife and people. Secondary corridors will connect and revitalize smaller green and open spaces within the campus core.



Main Mall

UBC's most prominent landscape will continue to be a major pedestrian promenade fronted by significant buildings, cultural spaces and public art. Over time, portions will transition to a more naturalized character and function, integrating indigenous plantings and features to honour UBC's relationship with Musqueam, and offering areas for teaching, research and Indigenous ways of knowing. A potential landscape connection over Northwest Marine Drive could provide a major new open space opportunity, with expansive views over the Salish Sea, and increase the accessibility of the northern parts of the campus. Indigenous landscape qualities will prevail as Main Mall connects south to the planned ecological park in Stadium Neighbourhood and towards Wesbrook Place South.



Diagonal Connector

This new ecologically rich landscape will draw in the surrounding forest, linking leləm, UBC and Wreck Beach. New wetland and climate adaptive plantings will capture, clean and manage rainwater on site. This connector will provide people and wildlife passage across campus that is surrounded by nature.

West 16th Avenue

West 16th Avenue provides an opportunity to link significant natural open spaces between Pacific Spirit Regional Park in the east and UBC's Botanical Garden and research forest in the west. These high value ecological areas include concentrations of tall trees and diverse habitat features. A treatment of West 16th Avenue provides the opportunity to connect them, allowing for species movement between these larger forested areas.

Along Northwest Marine Drive and 16th Avenue, forested edges provide a green buffer that provides wildlife habitat and contributes to protecting Pacific Spirit Regional Park. These green edges also reinforce the experience of arriving to an urban campus set within nature.



East Mall

A revitalized East Mall will introduce large sections of indigenous plantings and enhanced ecological landscapes. At the north end, the corridor links the gateway at Southeast Marine Drive through to the revitalized Bosque at University Square. To the south, a green mobility corridor will enhance ecological diversity and prioritize pedestrians, transit and bikes.



University Boulevard

The University Boulevard corridor will increase Musqueam presence at this prominent gateway to the campus, building on the successes of the natural rainwater feature and double-headed serpent house post, sʔi:4qəy qeqəṇ. Landscapes along the corridor will feature indigenous plantings, Musqueam presence, native ecology and visible rainwater features.



A Network of Open Spaces

The Vision ensures that everyone on campus will be within easy walking or rolling distance to a network of open spaces that knit the campus together. Varying in size,



Artistic rendering of a revitalized Bosque as seen from East Mall. (Photo credit: PFS Studio, Leckie Studio)



UBC Farm, a productive landscape where land-based research takes place. (Photo credit: Martin Dee, UBC Brand and Marketing)



Artistic sketch of new Thunderbird Stadium field and pedestrian promenade in future Stadium Neighbourhood. (Image credit: Cal Srigley)

Ecologically-focused Open Spaces

These spaces connect existing forested and green academic areas along key corridors and around the campus periphery with new and enhanced green corridors to promote biodiversity and ecological health and increase Musqueam presence.

While these spaces are more natural in character, particularly at the interface with Pacific Spirit Regional Park, within the campus core they may contain formal plazas and programmable spaces, particularly as they intersect with areas of higher social activity.

Productive/Research Landscape

These landscapes support land-based research and teaching, including the Campus as a Living Lab initiative, in areas such as urban forestry, horticulture, ecosystem services, biodiversity and climate change. They also offer opportunities to integrate Musqueam knowledge and expertise, continue the tradition of and renew Musqueam practices, and incorporate traditional ways of knowing and caring (e.g., places where elders can teach youth about plants and harvesting).

At a smaller scale, these landscapes offer opportunities for community gardens and for cultivating native and harvestable plants throughout the academic campus and in neighbourhoods.

Recreation Fields

Outdoor recreation, sport and fitness are central to the health and wellbeing of students, faculty, residents and staff. UBC's recreation fields enhance access to quality sport and recreation for those who learn, live, work and play on campus, while engaging communities in the life of the university. A key opportunity is the new Thunderbird Stadium, which will serve as a hub for athletic, recreation and residential community sport and engagement.

function and character, these spaces will enhance health and wellbeing, community resiliency and biodiversity, and support new and innovative ways of learning.

Community-focused Open Spaces

A fine-grained network of human-scaled open spaces enables people to gather and socialize, nurturing social wellbeing and creating a sense of community identity. Community-focused open spaces include:

- **Commons and community parks:** larger spaces for the surrounding academic, student housing and neighbourhood population. These spaces offer open lawn, play areas and/or small recreation courts combined with more natural areas, seating and other features. They will facilitate a wide range of activities and programming, including: places for art, temporary exhibits, outdoor learning and places for cooking and gathering.
- **Courtyards:** intimately scaled spaces that function as “outdoor rooms” framed by the buildings around them. Future development will continue the pattern of internal courtyards that link spaces within the academic campus. Each courtyard will have a unique identity, character and programming linked to the specific users and communities within the buildings they serve, and provide visible connections to the broader open space network.

Plazas, Pedestrian Areas and Streets

Some spaces are paved to allow flexibility for social gathering, pedestrian movement and events. They may feature public art and be co-located near active commercial areas and amenities. They will be designed to accommodate everyday informal uses such as sitting and people watching, small to medium-sized events such as farmers markets, community celebrations and informal play, and larger events such as concerts or community celebrations.

These spaces offer opportunities to educate people about the land, including Musqueam history and traditions, as well as opportunities to familiarize the campus community with hən̓q̓əmin̓əm̓.



Buchanan courtyard accommodates a range of activities, including a stage for performances. (Photo credit: Public Architecture)



Residential courtyard with naturalized planting. (Photo credit: Gerry McGeough)



University Commons, featuring The Shadow artwork by artist Esther Shalev-Gerz. (Photo credit: Robert Keziere)

Connected Campus

Artistic rendering of Thunderbird Boulevard passing through the vibrant mixed-use centre of the new Acadia Neighbourhood, featuring separated cycle paths, generous sidewalks and transit priority.





Big Idea: Connected Campus

UBC Vancouver in 2050... Two on-campus SkyTrain stations transform the way people get to, from and around campus, better connecting it to the rest of the region. Members of the UBC community who live off campus have shorter, greener, less complicated commutes, giving them more time to study, work, play and rest. On-campus residents benefit from faster and easier transit access to other parts of the region and can easily meet their daily needs without owning a car. With more people arriving by transit, a renewed and expanded on-campus mobility network that prioritizes active and

sustainable modes means people of all ages and abilities can get to where they need to go, comfortably and safely, while reducing greenhouse gas emissions. A system of connected greenspaces and separated bike lanes make active modes of transportation a pleasure, and quiet neighbourhood streets are safe for walking, rolling and playing. Lining well used pathways and corridors with active retail and community uses and good lighting supports a vibrant urban experience and improved nighttime safety.

Diagram is for illustrative purposes only. Future design and layout of transit alignments, station locations, buildings, streets and open spaces are subject to more detailed planning and decision-making by UBC and/or government partners.



LEGEND

- T POTENTIAL SKYTRAIN STATIONS
- UNDERGROUND SKYTRAIN LINE
- NEW ON-CAMPUS TRANSIT
- ACTIVE TRANSPORTATION
- COMPLETE STREETS (PRIMARY)
- COMPLETE STREETS (LOCAL)
- PEDESTRIAN PRIORITY

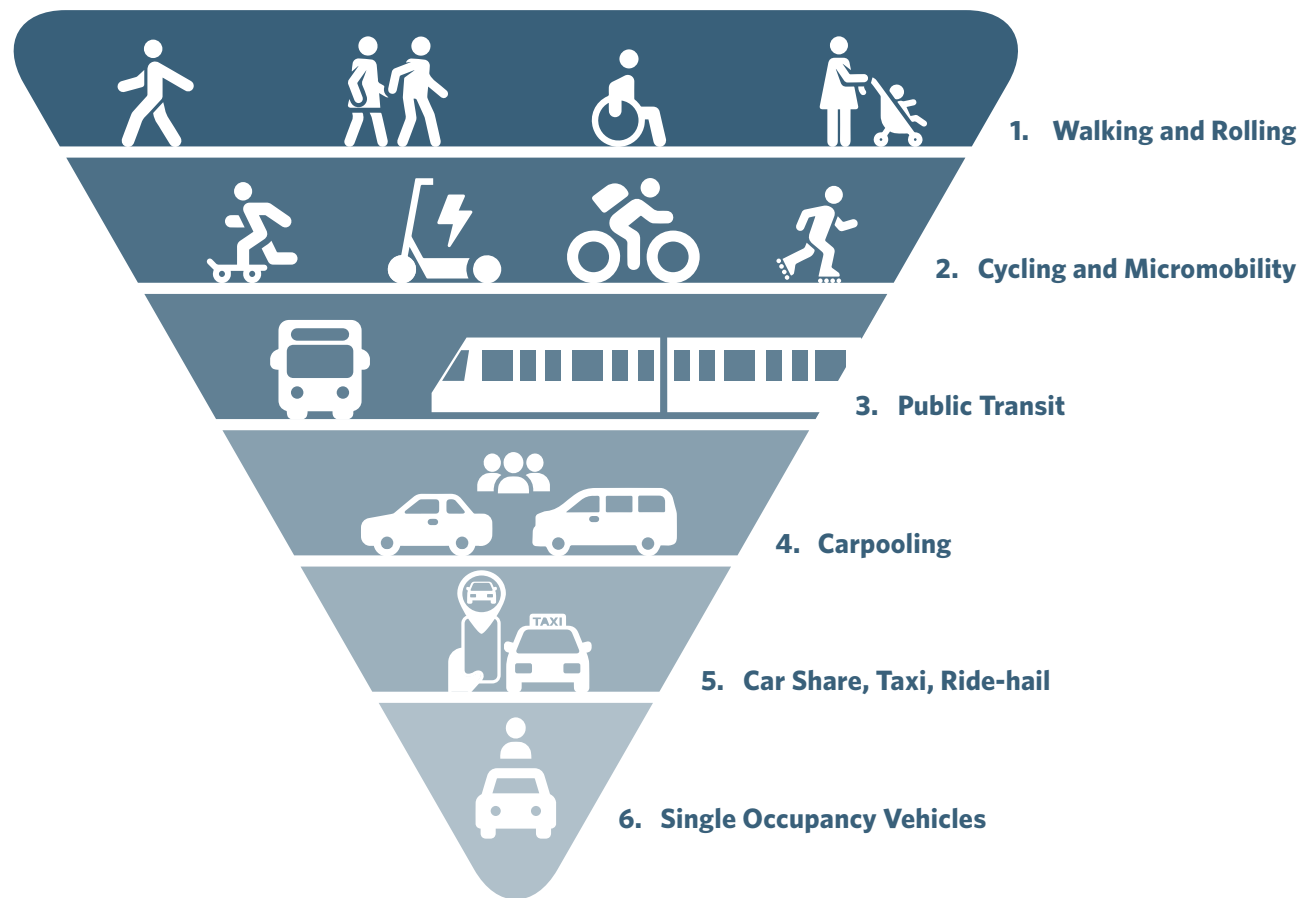
KEY STRATEGIES

- Prioritize sustainable modes of transportation, including walking, rolling, cycling and micromobility
- Enable the extension of SkyTrain to campus with a central station on University Boulevard and a south campus station to serve Westbrook Place, Stadium Neighbourhood and Hawthorn Place
- Expand the pedestrian priority zone in the campus core, while preserving access for essential services and accessible parking users
- Create a safe, legible and efficient cycling and micromobility network to accommodate users of all ages and abilities
- Build a network of zero-emission local transit/shuttle routes that integrate with regional services, including SkyTrain
- Design streets and intersections to prioritize the safety and comfort of vulnerable road users, manage congestion and maintain access
- Reduce the supply of parking, and increase multi-modal transportation infrastructure for both commuters and residents as parking demands decline with more transportation choices

Prioritizing Sustainable Modes of Transportation

Consistent with UBC's Transportation Plan and Climate Action Plan 2030, the Vision prioritizes more active and sustainable modes over less sustainable modes (single occupancy vehicles, ride-hailing, taxi, etc.), while ensuring the safety and comfort of more vulnerable road users, such as people walking, rolling, biking or using another form of micromobility.

Travel Mode Hierarchy



2050 Active Transportation Network Concept

Walking, rolling and cycling will continue to be the dominant modes of travel for trips around campus in 2050. Cycling and other forms of active transport will become increasingly attractive for trips to and from campus as off-campus infrastructure improves and adoption of e-bikes and other forms of electric micromobility expands. On-campus corridors that form part of or provide key links to the Regional Cycling Network will be the focus of investment in cycling facilities for all ages and abilities. A fine-grained, fully accessible and well-lit network of pedestrian pathways will be provided across the campus, punctuated by places and amenities that offer opportunities for respite, weather protection and publicly accessible washroom facilities.

Key Opportunities

- Protected cycling facilities suitable for people of all ages and abilities on major active transportation corridors to, from and around campus
- A new major cycling hub is envisioned at the central campus SkyTrain station, with state-of-the-art secure parking and end-of-trip facilities and amenities to facilitate seamless intermodal connections and to complement smaller, more distributed bicycle facilities across campus
- Incorporate multi-modal transportation hubs into community hearts, mixed-use hubs and local nodes, including shared micromobility, transit facilities, accessible parking and pick-up and drop-off areas as applicable
- Expand shared micromobility options on campus, integrating with systems in neighbouring communities where possible
- New pedestrian and cycling routes in the future Acadia Neighbourhood, subject to refinement through a future Neighbourhood Plan process



An expanded pedestrian priority zone (shown in the yellow highlighted area) connects to a fine-grained pedestrian network across the campus.



Mixed use paths for walking, cycling and rolling. (Photo credit: Martin Dee, UBC Brand and Marketing)



Major cycling hub provides covered bike parking. (Photo credit: Shinagawa City)



Future proposed rapid transit and new on-campus transit routes.



UBC Bus Exchange.
(Photo credit: Paul H. Joseph, UBC Brand and Marketing)



New intra-campus local transit routes.
(Photo credit: Jessica Vernone, Sacramento State)

2050 Transit Network Concept

Significant regional investments in transit are expected over the next decades that will dramatically transform UBC. These include the much-anticipated extension of the Millennium Line SkyTrain by the early 2030s; electrification of bus services; changes to roadways to and from campus to improve transit priority and introduce protected cycling facilities; and, eventually, a new rapid transit line connecting the campus to Metrotown via Southwest Marine Drive, 41st and 49th Avenues. Anticipated behavioral and technological changes include the expanded availability and adoption of shared, electric and autonomous modes of transport, as well as tools to make it easier to plan and pay for multi-modal trips.

Key Opportunities

- Extend the Millennium Line Skytrain to campus, with stations in the centre of campus near the Robert H. Lee Alumni Centre and UBC Bus Exchange and in south campus near Stadium and Wesbrook Place Neighbourhoods¹
- Introduce two new zero-emission intra-campus local transit services. These services could potentially be delivered by TransLink or as independent transit services:
 - **Route 1:** north-south service between University Centre/Rose Garden and Wesbrook Village along East Mall and Ross Drive, connecting to both on-campus SkyTrain stations
 - **Route 2:** east-west service between the new Learning Hub in the Arts and Culture District and Acadia Neighbourhood along Lower/West Mall and Thunderbird Boulevard, connecting to a future SkyTrain station in the UEL
- By 2050, upgrade the current R4 Rapid Bus service to rapid transit along 41st and 49th Avenue between UBC and Metrotown²

¹Assumed alignment, station location(s), and phasing are subject to change pending ongoing planning work.

²Technology, alignment, station locations will be determined through a future planning process, likely led by TransLink.

2050 Functional Street Categories

The Vision identifies a network of Complete Streets where all modes of travel are accommodated, Limited Traffic Streets, where only certain motor vehicles are accommodated, and Zero Traffic Streets, where only emergency vehicles are permitted (and transit vehicles on select segments). Cars will continue to play a role for trips to, from and around campus, and vehicle access is particularly critical for emergency services, people with mobility challenges, service and delivery vehicles, and ride-hailing and taxi services. The network will be designed to improve safety and minimize congestion, while supporting a transition to fewer car trips.

Key Opportunities

- Intersection improvements and transit priority lanes along 16th Avenue and Wesbrook Mall to enhance function and safety
- Limit vehicle traffic on select streets within the campus core, expanding the Pedestrian Priority Zone, but maintain access for users of accessible parking, service and delivery vehicles, and emergency vehicles
- Shift to more sustainable last-kilometre delivery to reduce vehicle volumes on local streets and pedestrian-only areas, leveraging new tools, such as automated and/or electric delivery devices
- Consolidate neighbourhood parking underground to minimize conflicts with pedestrians and cyclists, support a vibrant public realm and preserve curb space for service and delivery vehicles and passenger pick-up and drop-off
- Two parkades in the academic core are candidates for redevelopment into mixed-use hubs³
- Explore reduced parking pricing for people without alternatives to driving (e.g., accessibility, off-hour shifts, etc.)

³Timing and viability of parkade redevelopment will be coordinated with parking demand decline expected as a result of a SkyTrain connection, and may include some replacement underground parking.



Illustrative section showing a complete street with a diverse range of uses.



Slow traffic neighbourhood street designed for pedestrian priority.
(Photo credit: Payton Chung)



Generous space for walking and cycling along active building fronts.
(Photo credit: Perkins & Will)

Climate Mitigation and Adaptation

Artistic rendering of the new park in Stadium Neighbourhood, including new forested areas, community gardens and a meadow area that doubles as a rainwater management feature, becoming a major ecological and social feature of the campus and a model for climate resilience.



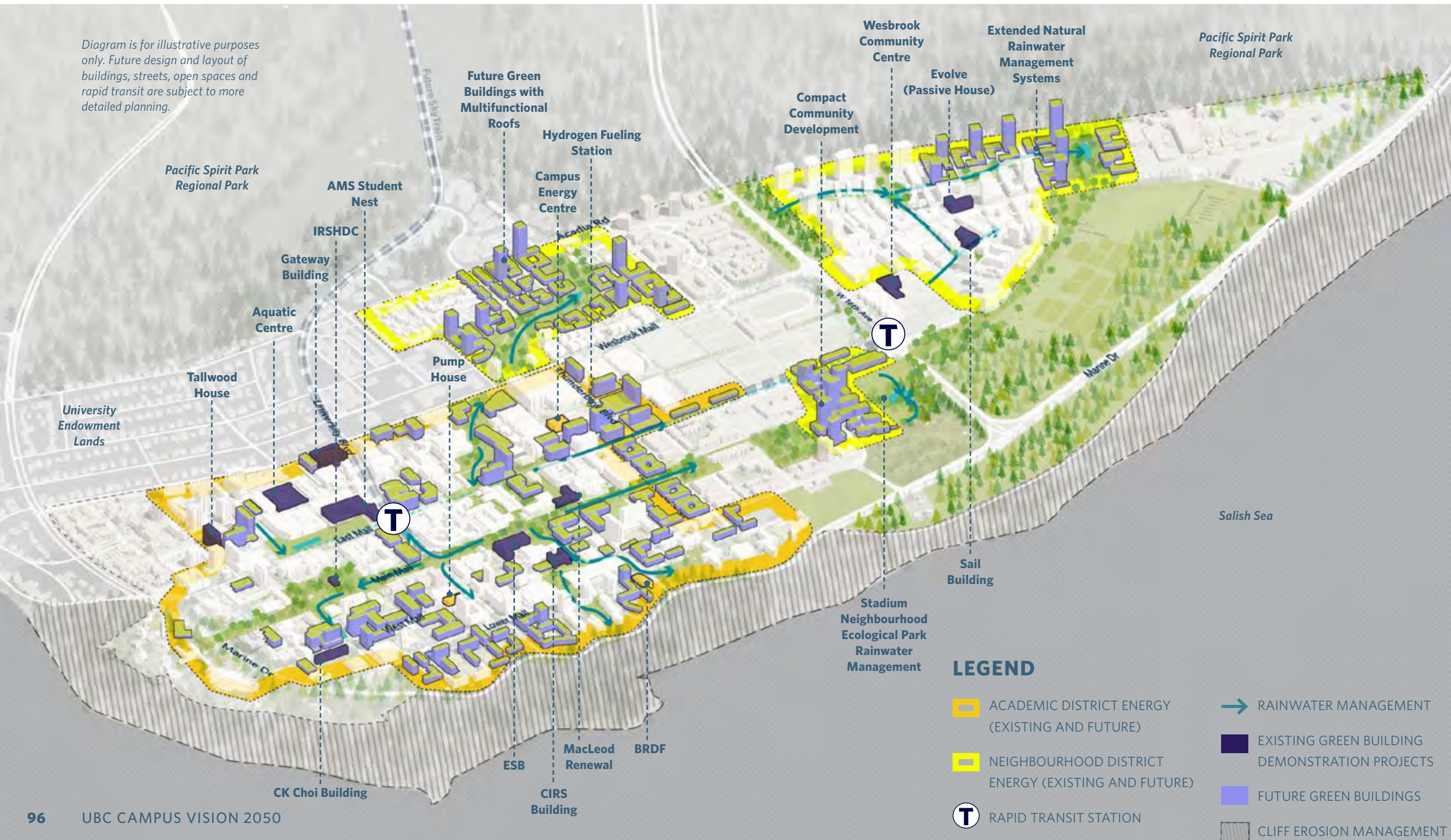
Big Idea: Climate Mitigation and Adaptation



UBC Vancouver in 2050... Building upon UBC community and Musqueam expertise, research and activism, UBC continues to advance excellence and innovation to address the climate emergency. Through Campus as a Living Lab, new approaches in climate science, building technology and city planning are tried, tested and refined at UBC and exported for application around the world. A global role model for decarbonization, UBC eliminated virtually all conventional fossil fuel use on campus and is on an accelerated path to net-zero emissions from all sources, including commuting, business

air travel, food, waste and materials, and embodied carbon. Buildings and infrastructure work together to provide critical climate adaptation benefits to address warming temperatures and more intense and frequent storms. Campus infrastructure has helped the community to be more resilient and adaptable to uncertain and changing conditions.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets, open spaces and rapid transit are subject to more detailed planning.



KEY STRATEGIES

- Leverage Campus as a Living Lab to deliver globally scalable solutions for the climate emergency
- Achieve net-zero greenhouse gas emissions by:
 - Implementing and continually updating the Climate Action Plan and Neighbourhood Climate Action Plan
 - Developing compact, complete communities supported by sustainable mobility, including access to rapid transit
 - Completing a campus-wide fuel switch to clean energy
 - Reducing embodied carbon in new buildings
 - Increasing operational efficiency in new and existing buildings
- Design and retrofit buildings and green space to be climate-ready
- Implement a natural systems approach to climate adaptation, including rainwater and cliff erosion management
- Identify places of refuge that enable the UBC community to adapt to and recover from environmental shocks and stresses
- Provide infrastructure to enable circularity in food and waste systems

Climate Action

UBC will continue to be a leader in climate action and greenhouse gas emissions reductions, through just and equitable policies that guide campus development and applied research in areas such as energy systems, building technology, design and construction, and community planning. UBC will also prepare the campus to be adaptive to a changing climate, supporting the health, wellbeing and safety of the campus community and surrounding ecosystem.

Climate Action Plan 2030 (CAP2030)

Launched in 2021, CAP2030 puts the university on an accelerated path to net-zero emissions for buildings and energy supply as well as to significantly reduce overall greenhouse gas emissions. UBC is already on track to reduce its emissions by 55 per cent compared to 2007 levels—implementing CAP2030 will enable UBC to continue this trajectory.

Key CAP2030 targets:

- Reduce operational emissions by 85 per cent by 2030 on the academic campus
- Achieve a 100-per cent reduction in operational greenhouse gas emissions by 2035, 15 years ahead of UBC’s original net-zero target (2050)
- Reduce extended emissions (i.e., emissions from commuting, business air travel, food, waste and materials, and embodied carbon) by 45 per cent¹

¹This is in line with the UN Climate Change Conference (COP21) Paris Agreement to limit the global average temperature increase to 1.5°C above pre-industrial levels.

Neighbourhood Climate Action Plan (NCAP)

The NCAP, which will be developed with community input beginning in 2023, extends the university’s commitment to climate action with a comprehensive plan for the residential neighbourhoods on the Vancouver campus. This builds on the Community Energy and Emissions Plan (CEEP), which was developed in 2013 and has guided climate action initiatives in the neighbourhoods. Similar to CAP2030, the NCAP will develop an accelerated pathway to net-zero emissions, but with specific considerations to meet the unique conditions and needs of the university neighbourhoods.

The NCAP will address both the reduction of greenhouse gas emissions in the neighbourhoods (mitigation) and preparing for the effects of climate change (adaptation). It will provide policy directions and build a roadmap for targets and actions, including a timeline for achieving them. This includes identifying an approach for low carbon energy supply for new construction in the neighbourhoods and implementing design strategies to mitigate the impacts of extreme temperatures and weather.

Campus as a Living Lab

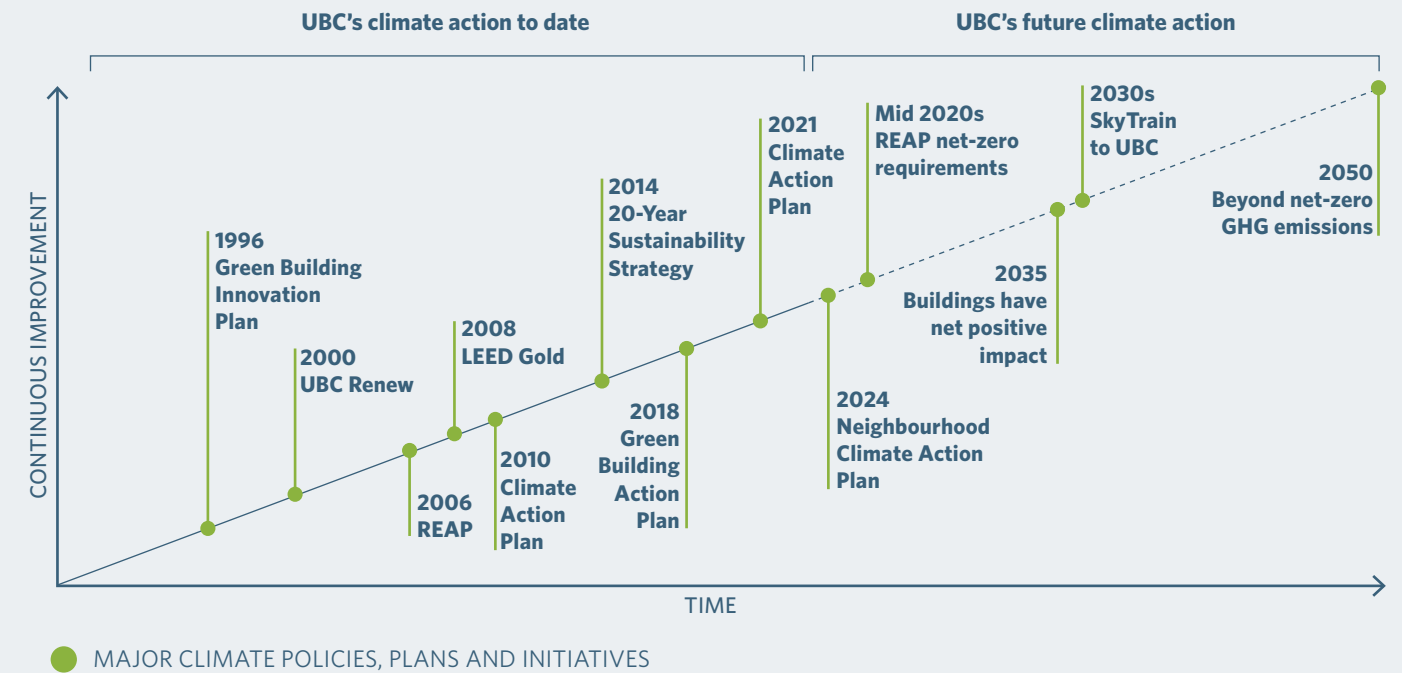
Campus as a Living Lab brings research, teaching and learning together on campus to explore and test innovative approaches to the climate crisis. Campus as a Living Lab projects empower learning, trial and error, and discovery in real-time, enabling opportunities to experiment, fail and learn from mistakes not possible in other environments. Discoveries, advancements and lessons learned are shared around the world, propelling the climate conversation forward.



UBC was one of the first to test mass-timber hybrid construction in a high-rise building with Tallwood House, built in 2017. (Photo credit: KK Law)

Recognizing Climate Justice

UBC recognizes that the ability to partake in sustainable actions may be constrained by lack of privilege and inequality. Identification and removal of barriers to choosing alternatives will be integral to shifting cultural norms, while ensuring an equitable approach.

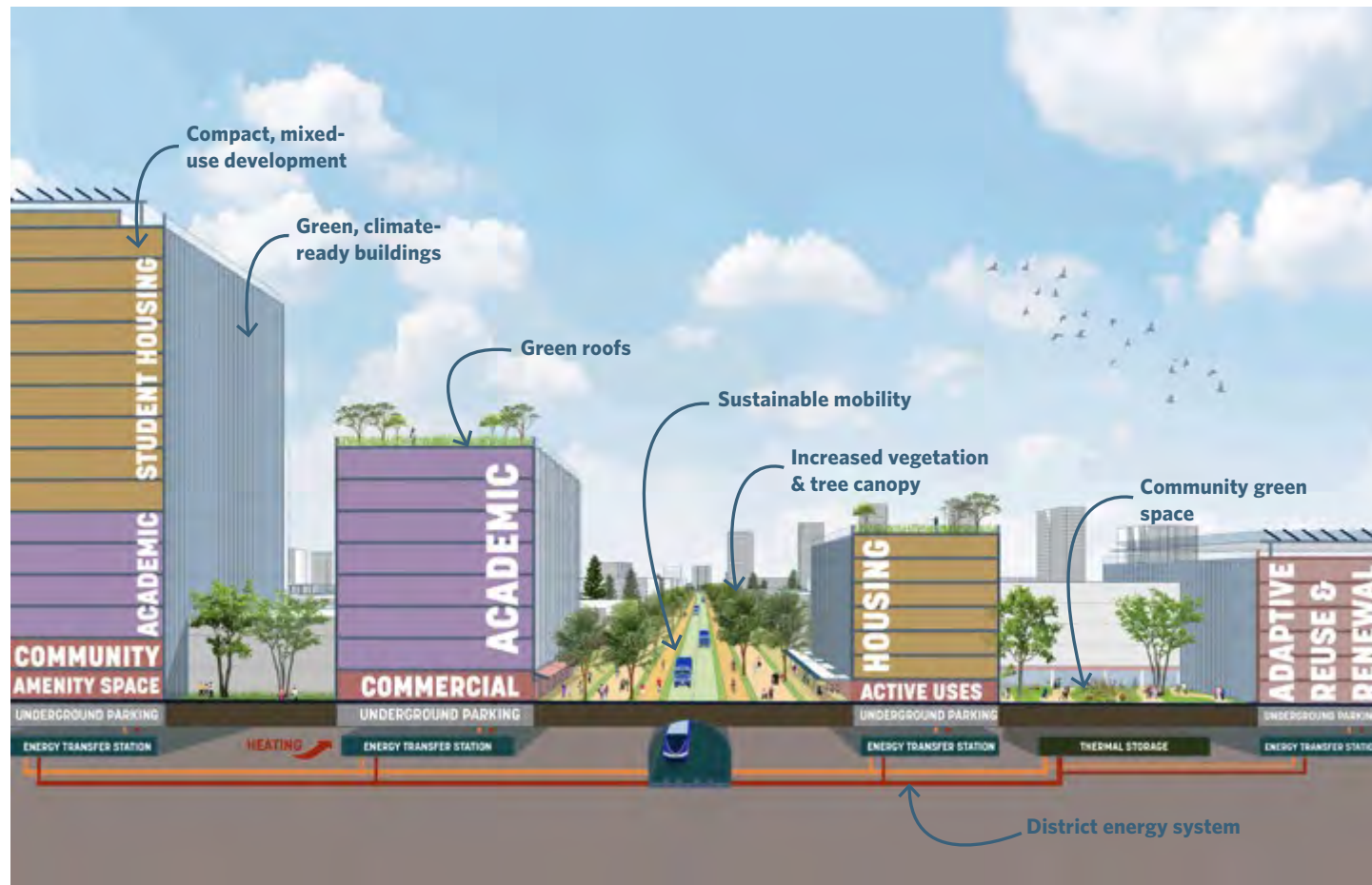


Climate Mitigation

The Vision enables UBC to mitigate contributions to climate change from campus operations—reducing greenhouse gas emissions through approaches to land use, mobility and building construction and operations.

Sustainable Land Use and Mobility Strategies

- Design compact communities that allow people to meet their basic needs within walking distance
- Decarbonize transportation by supporting green mobility (e.g., walking and rolling), providing access to fast and reliable on- and off-campus transit—including two on-campus SkyTrain stations—and supporting the transition to electric vehicles
- Enable evolving sustainable mobility technologies (e.g., diesel fuel storage, EV charging, fast-fill stations and fleet maintenance for compressed natural gas vehicles)
- Support safe and sustainable operational practices that reduce food and waste related emissions (e.g., introduce closed-loop composting)



Cross-section illustrating sustainable land use strategies and transportation strategies

Strategies to Reduce Operational Carbon and Improve Energy Efficiency in Buildings

- Fully convert academic and neighbourhood district energy systems to a low carbon energy supply, including upgrading supporting infrastructure for compatibility with low carbon systems and connecting new buildings
- Supply new and existing buildings with low carbon energy sources, such as electricity, if not connected to the low carbon district energy system
- Reduce operational carbon and improve energy efficiency through ambitious building performance targets (e.g., higher performance building envelopes, more efficient low carbon operations) in new buildings and retrofits to existing buildings



Academic district energy areas
Neighbourhood district energy areas



Existing building
Existing green building (LEED and REAP)
Future green building

Strategies to Reduce Embodied Carbon in Buildings

- Avoid new construction through adaptive reuse and renewal, assessing the viability of existing buildings for renewal through academic and neighbourhood planning processes
- Reuse existing materials and reduce embodied carbon in new materials through evolving design and construction technology and practices (e.g., wood construction, low carbon concrete)
- Design for flexibility, to serve a variety of needs and lengthen the lifespan of renewed and new spaces



The Undergraduate Life Sciences Teaching Labs Renewal Project is an example of a project resulting from the UBC Renew policy. (Photo credit: Andrew Latreille)

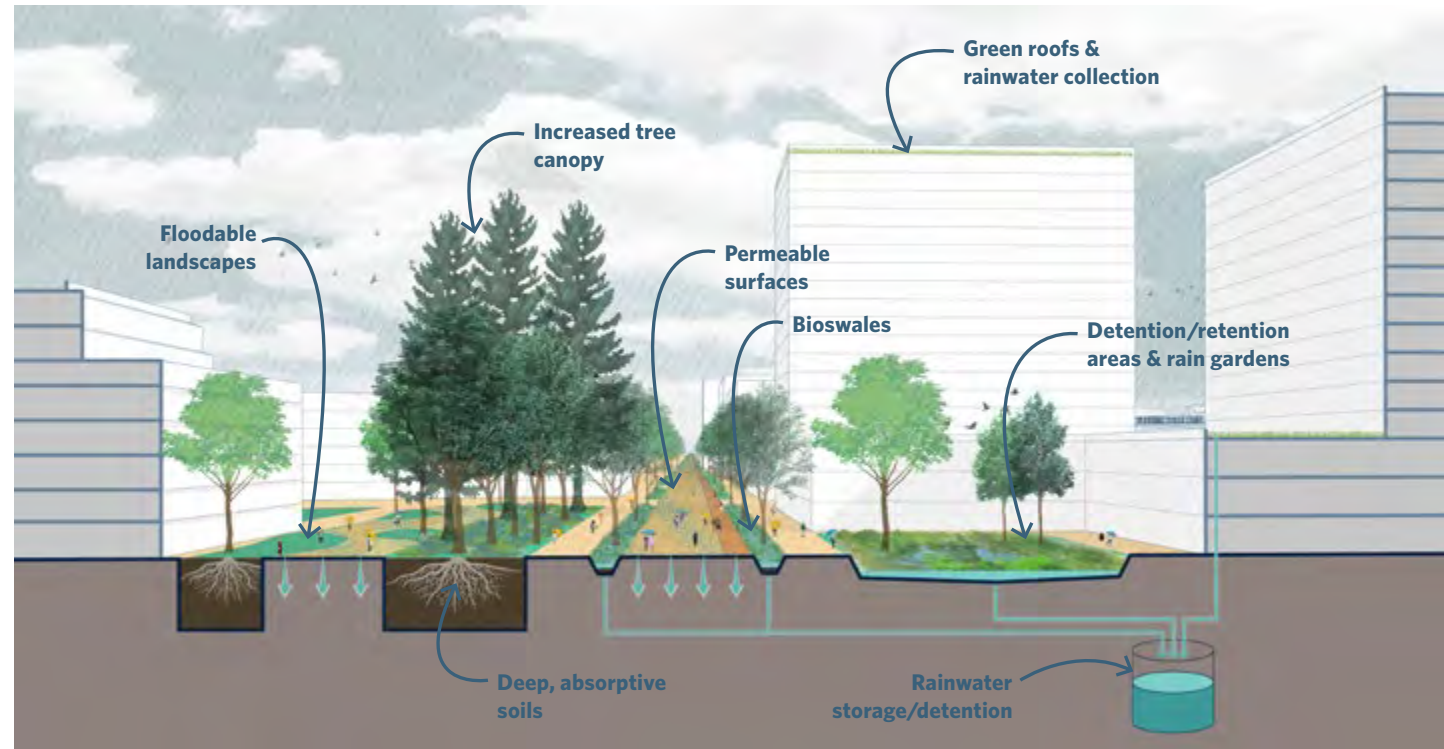
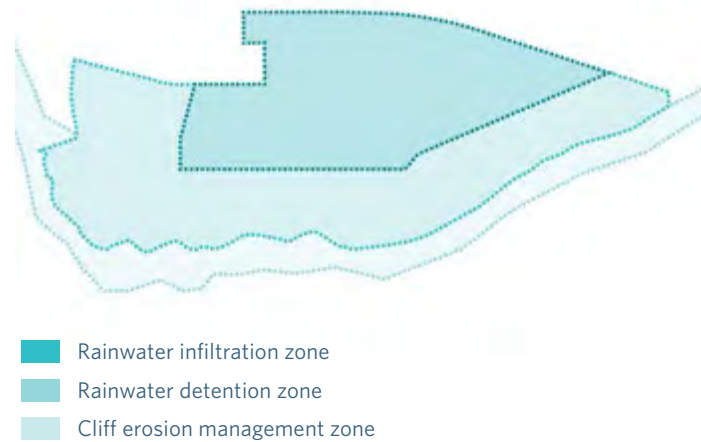
Climate Adaptation

The response to climate change further requires the development of just and equitable adaptation strategies that reduce impacts associated with the increasing frequency and severity of climatic events. As the temperature warms, the campus will face more intense and frequent heavy-rain and heat events, increased drought,

and smoke from larger and more frequent wildfires. The Vision promotes UBC's use of whole-systems thinking and nature-based approaches, supporting the health, wellbeing and safety of the UBC community.

Rainwater and Cliff Erosion Management Strategies

- Expand the use of green infrastructure (e.g., green roofs, bioswales, raingardens) across the campus to enhance water quality, protect against flooding, and reduce disruption at outflows
- Leverage rainwater management features to provide a range of co-benefits, such as amenities for the campus where the community can learn from and engage with the natural environment and to support emergency response (e.g., water supply for fires)
- Limit cliff erosion by requiring and site- and district-scale rainwater management to reduce net run-off
- Work with regional partners to protect the cliffs against sea level rise



Cross-section demonstrating a range of rainwater management strategies.

Climate-Ready Buildings and Open Space Strategies

- Design and retrofit buildings to protect community and infrastructure from a changing climate (e.g., comfort indoor temperatures in living and work spaces)
- Maintain and enhance urban biodiversity as a tool for climate action through nature-based solutions, such as increased tree canopy and green roofs to reduce the impacts of increased and extreme heat
- Design open space for co-benefits, including for sustainable food systems through farming and research at UBC Farm and community gardens across campus

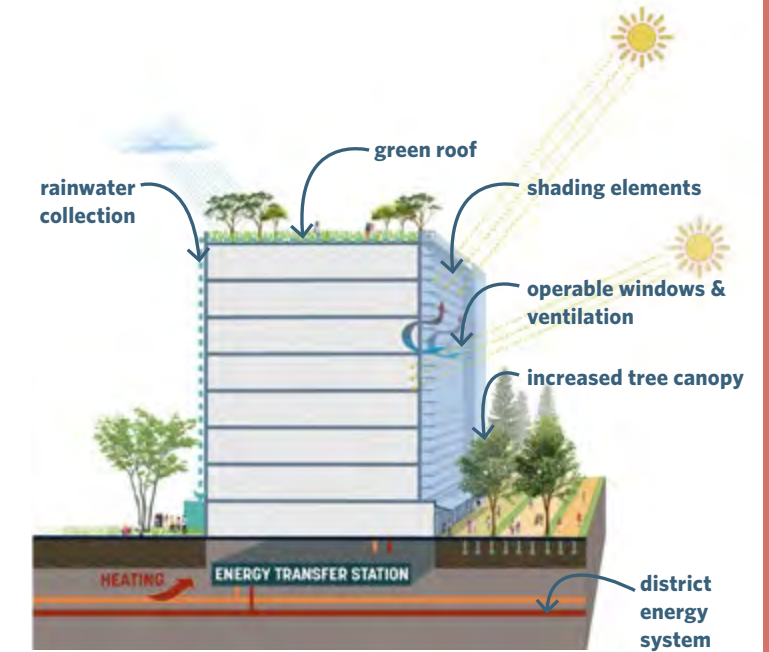


Diagram of a climate-ready building.

Places of Refuge

- Provide healthy, comfortable environments that protect against wildfire smoke, extreme heat and cold, and rain and snow storms through resilient building design (e.g., energy efficient cooling and heating, passive design, air filtration and green roofs)
- Provide places to gather in response to emergencies, and to build community resilience in preparation for emergencies (e.g., build emergency kits, practice earthquake safety)
- Strategically site critical infrastructure to support emergency management



One of the many air conditioned public spaces on campus, used for refuge during heat waves. (Photo credit: Paul H. Joseph)

Campus Design and Character

The design of the physical campus responds to and embraces the Vision's big ideas as well as UBC's unique natural context and historic structure. Open and green spaces, streets and buildings interact at different scales with diverse uses, activities and programming, informing the character and experience of the campus.

Artistic rendering of the primary welcome to campus at the intersection of University Boulevard and Wesbrook Mall

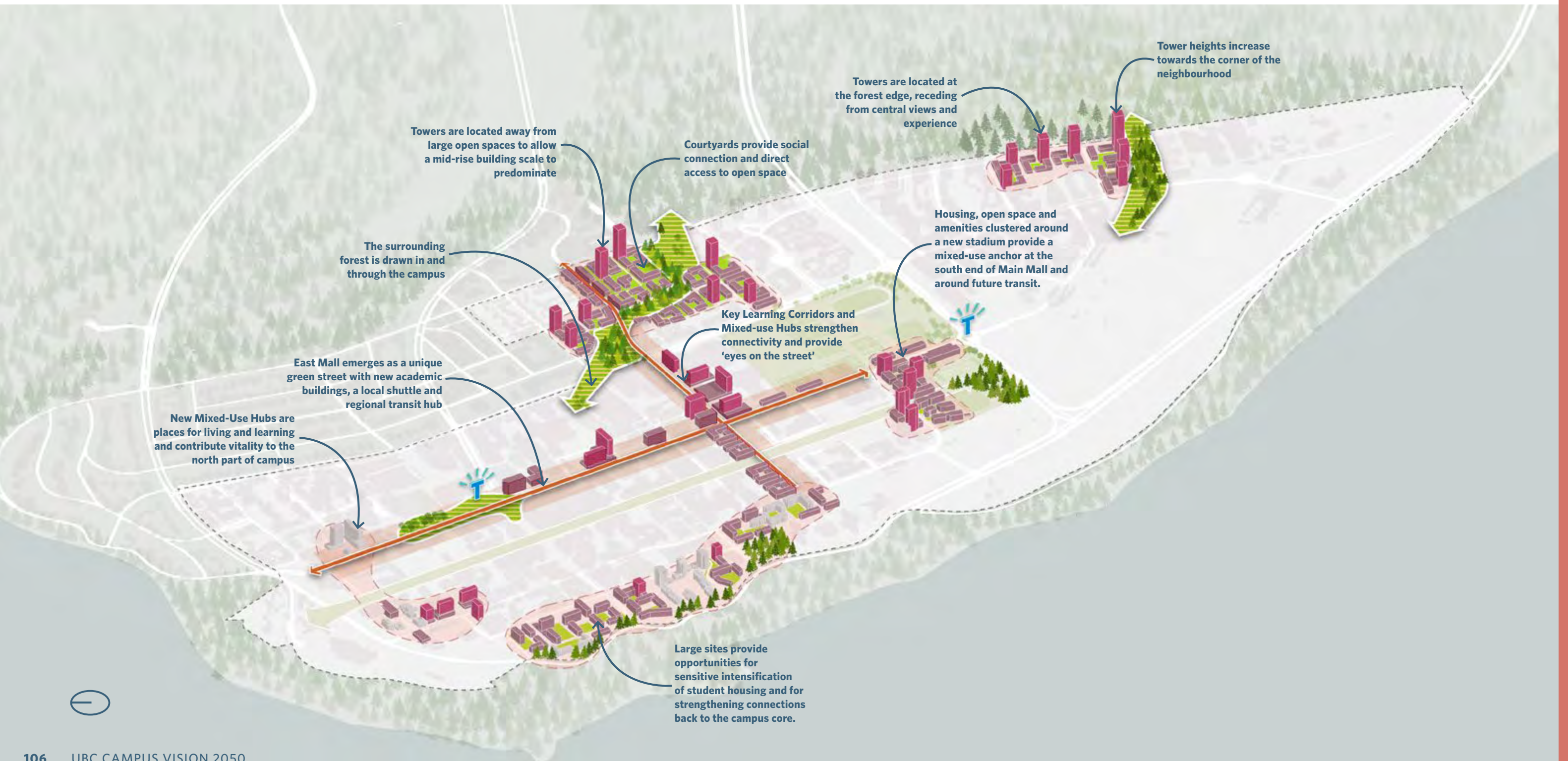


Campus Design Intention

Areas of future growth are thoughtfully distributed to weave the campus together and integrate nature into and across the campus. New academic and neighbourhood development is concentrated around mixed-use activity centres, corridors and future rapid transit stations, making

the campus more livable, walkable and easier to navigate. The academic core is strengthened with new Learning Corridors along East Mall and Thunderbird Boulevard, connecting neighbourhoods, Mixed-Use Hubs and student housing areas. Existing housing areas will expand to

meet the needs of the UBC community while responding thoughtfully to their local context. Taller buildings will be located near each other or the forest edge, while mid-rise buildings—the predominant form of neighbourhood housing—will frame streets and large open spaces.

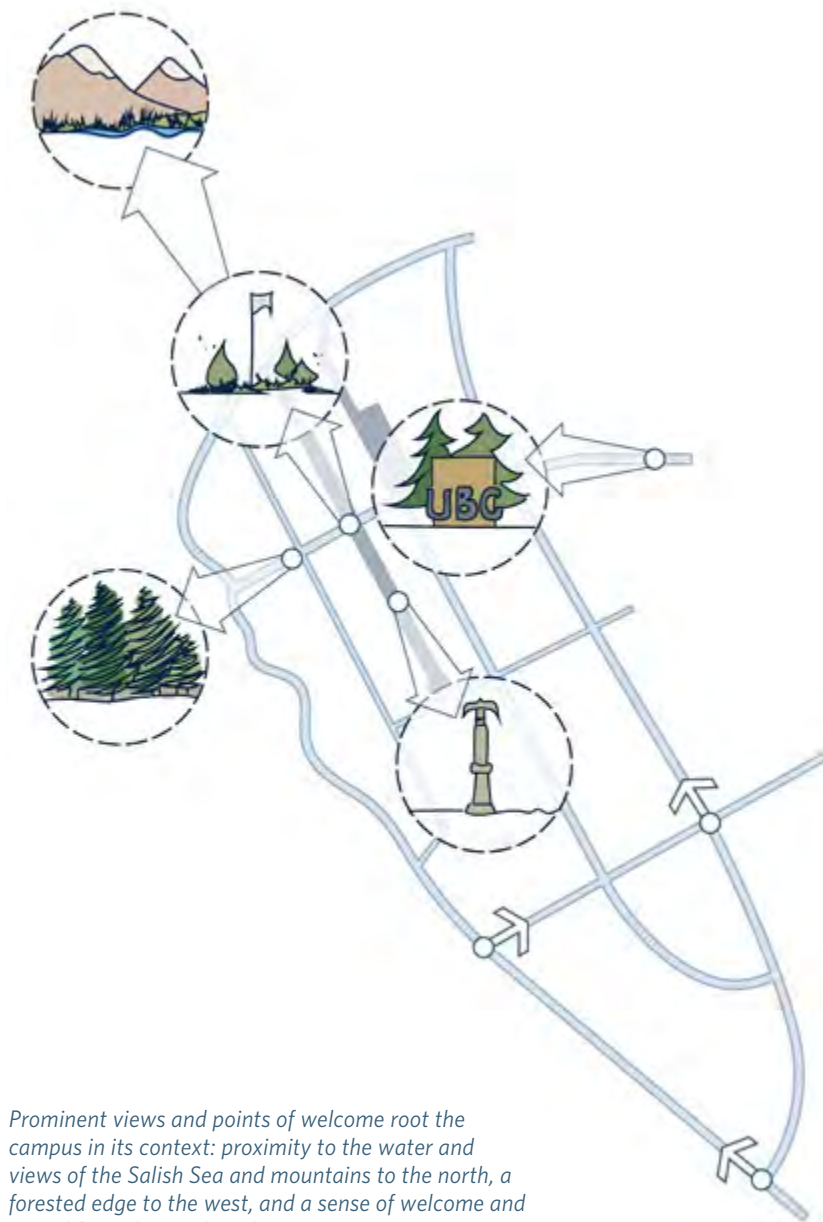


Points of Welcome and Historic Views

Elevated on the Point Grey peninsula, UBC enjoys spectacular views of the coastal mountains and the Salish Sea. These views are particularly important for connecting the community with the surrounding natural setting, and for Musqueam use of land and places of cultural value. UBC will work with Musqueam and Metro Vancouver to explore enhancing and restoring these cherished views from Main Mall, University Boulevard, East Mall and West Mall.

The view at the north end of Main Mall is culturally significant to Musqueam and will be enhanced by a reimagined landscape that replaces parts of the formal lawns with a more naturalized landscape using indigenous plants and design elements. There is the potential to extend this space via a land-bridge that spans Northwest Marine Drive.

A memorable and welcoming arrival experience to campus will be strengthened at key gateways. Working with Musqueam Indian Band and other partners, gateways will be unique to each context, and express the cultural values of Musqueam through a combination of distinctive architecture, indigenous landscapes and features, public art, street design and lighting.



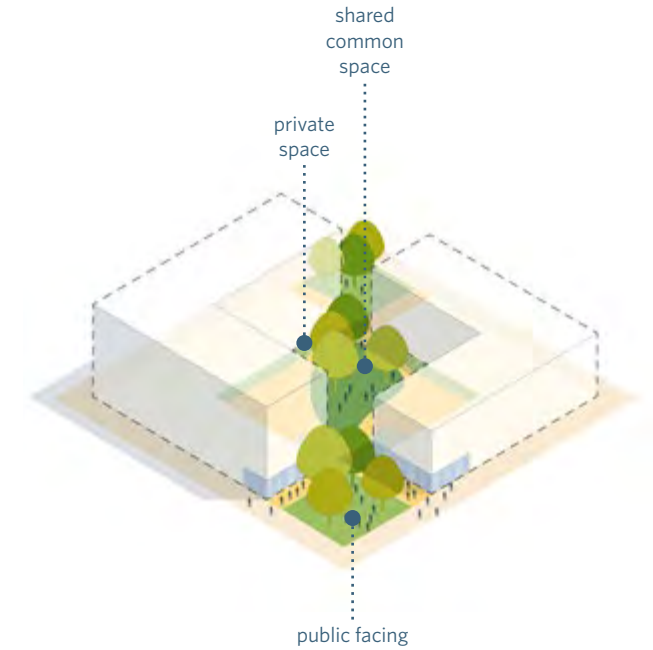
Prominent views and points of welcome root the campus in its context: proximity to the water and views of the Salish Sea and mountains to the north, a forested edge to the west, and a sense of welcome and arrival from the south and east.

Campus Design Elements

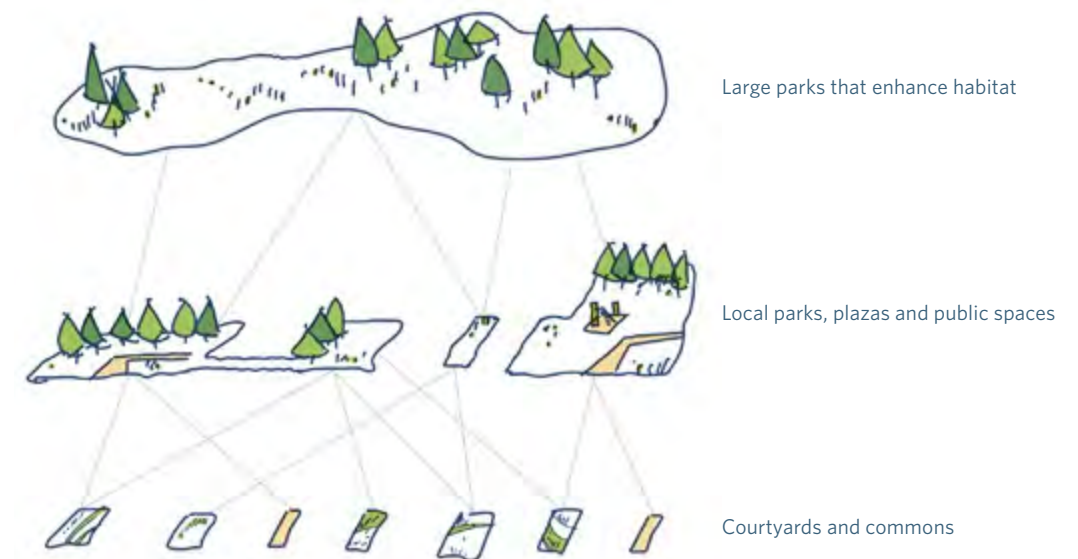
Courtyards and Parks

Open space shapes and organizes neighbourhoods, providing places for people to gather and socialize, relax and recreate, and engage with nature. In urban communities, public space should be accessible to all and convenient to use. The Vision anticipates a variety of open space throughout the campus, each with a different character and role, use and size.

- Courtyards will help build a strong community through a variety of outdoor spaces that are separate from, but connected to, the more public facing streets and public spaces
- Large, centralized open spaces and commons will accommodate outdoor learning, larger events and green infrastructure systems, and support increased biodiversity, habitat and access to nature
- Dispersed local parks, plazas and public spaces will provide more immediate and direct places for social connections



Courtyards will provide both 'me' and 'we' spaces to support the needs of the surrounding residents with a range of private and semi-public outdoor areas.



Different types and scales of open space across the campus support a range of activities and help create vibrant communities.

Streets as Places for People

Streets will serve as additional public spaces while supporting the functional needs of moving people and goods. Streets will be scaled to their intended roles, uses, and functions—some will be narrower and focused on comfortable walking and rolling, while others will include bicycle lanes and surface transit.

In new neighbourhoods, streets will be designed to connect to public spaces, allow for easy access to larger parks and open space, and create variation and visual interest along their length. Streets will be framed by buildings that relate to their width and use, and include edges that engage with and bring vibrancy to the street. Residential buildings will include front doors and patios that bring 'life' to the street. In commercial areas, shops will have windows and exteriors that make interior activities visible and include places for people to sit and socialize outside.



Streets will be appropriately sized to accommodate the necessary pedestrian and transportation functions and provide space for public activities to safely co-exist.

Streets will be designed as convenient, safe, safe and comfortable places for people to travel along and as social spaces where people can gather.

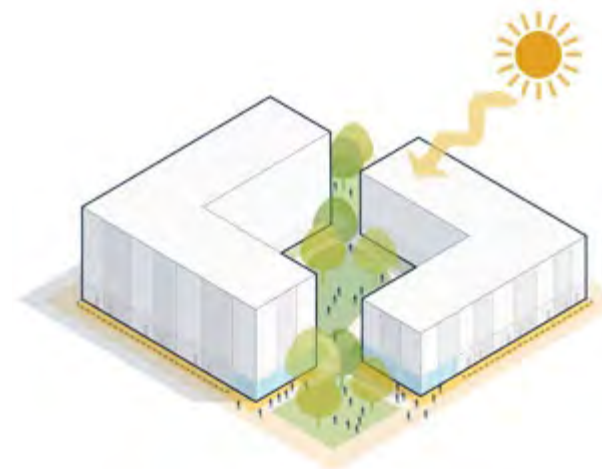


Buildings that Contribute

New academic and neighbourhood buildings will help create a rich environment for people. Mid-rise buildings will help to create human-scaled neighbourhoods and be prioritized to establish the prevailing height for the campus. Residential buildings will have engaging front doors visible to surrounding streets while academic and commercial buildings will have active edges that showcase the activities within.

Courtyard buildings (sometimes referred to as quads) will continue to be a prominent form of development on campus, combining public, outward facing spaces with more intimate spaces in their centre courtyards, and helping to establish a network of outdoor green spaces for learning and wellbeing.

Residential towers allow many people to live on a smaller footprint than low buildings. This efficient use of land creates opportunities for parks and open spaces to be integrated throughout the neighbourhood. The higher concentration of residents also supports mixed-use nodes and centres of activity.



Courtyard buildings will have public and private sides, with active edges, entries and front porches contributing to street activation and interior spaces providing more social, shared spaces.

Towers will be located discreetly and where they can best respond to their immediate context. In Acadia, towers will be integrated with lower courtyard buildings and set back from major open spaces so they are less visually prominent. In Stadium Neighbourhood, they will be integrated with lower podium buildings so the pedestrian scale remains the most prominent. In Wesbrook Neighbourhood, towers will be situated adjacent to Pacific Spirit Regional Park and the forest, where the taller buildings match the scale of the forested edge. Towers here may be built on podiums or free-standing to reflect the character of taller buildings already found in the neighbourhood.



Towers will be located where they can respond to neighbourhood context: adjacent to the forest and where other towers already exist.



Community uses and retail space at the base of towers will create centres of activity.

Campus Character Areas

Academic

The character of the academic campus will celebrate and showcase UBC as a place of learning, innovation and the exchange of ideas. Building locations and forms will reinforce outdoor spaces as places for people, with building entries and ground floor spaces designed to invite interaction and display the culture and learning activities inside. A network of smaller open spaces will enable outdoor learning and experiential education and will be supported with infrastructure such as covered seating, lighting, electrical power and charging stations. Courtyards and pedestrian pathways between buildings will be extended to provide informal “backyards”—spaces for discovery, experimentation, innovation and local expression.

Mid-rise buildings (predominantly four to eight storeys) will reinforce the pedestrian scale and character of primary, ceremonial routes such as Main Mall and University Boulevard. Taller buildings (up to 22 storeys) will define population and activity centres at Learning Hubs and research partnership sites and provide social anchors for safe nighttime activity and movement while creating opportunities for open space. Heights along the western edge of campus will reflect the scale of the adjacent forest and avoid excessive view impacts on Wreck Beach.



- Existing academic buildings
- Future academic buildings

1. pedestrian paths linking academic courtyards
2. outdoor seating and places for socialization
3. transparent ground floor brings academic functions and activities outward
4. open space adjacent to academic buildings as areas of respite and interaction
5. clear entries to academic buildings, showcasing movement and activities within
6. taller academic buildings carefully located among mid-rise buildings to be as discrete as possible and sensitive to open spaces on campus



1. Photo Credit: James Dow



2. Photo Credit: Z+T Studio



3. Photo Credit: James Dow



4. Photo Credit: Stammers Kontor, SLA



5. Photo Credit: HCMA



6. Photo Credit: Stammers Kontor, SLA

Student Housing Areas

The student housing areas on campus will foster safe and comfortable homes for students and include the services and amenities to make student life successful. New student housing will continue to be located close to the campus core, and intensify and enliven existing student housing areas along the western parts of the campus to create distinct but connected communities.

New student housing will be comprised of a combination of mid-rise buildings (up to eight storeys) and towers (up to 22 storeys) in Mixed-Use Hubs. Heights along the western edge of campus will reflect the forest character and avoid excessive view impacts on Wreck Beach.

New family-oriented student housing, including replacement of some student family housing units within the Acadia area, will be provided through shorter, smaller scale buildings compared to other student housing on campus, incorporating safe places for children and families. Housing will be designed with large and flexible semi-private green space within courtyards with units overlooking and facing these spaces to create a community feel and reinforce safety and security. These

courtyards will be designed with a combination of spaces for play, community gardens, natural areas and social gathering spaces for families. Student family housing will be located adjacent to the future Acadia Neighbourhood and leləm̓ community and provide easy access to services and amenities like child care, grocery, community facilities and Norma Rose Point School .

Mixed-Use Hubs are focused places for student housing, amenities, services and academic uses. They are dispersed throughout the campus core and are characterized by taller student housing buildings, animated ground floors, food services that are integrated with student study spaces, and accessible green space that allows for active and passive outdoor uses.

New Mixed-Use Hubs will co-locate key community features to ensure the day-to-day needs of students are met. Unique food services, lounge facilities, collegia and academic support will make the hubs core to student health and wellbeing, and provide a vibrant campus life experience.



1. mid-rise scale for student housing at tə šxʷhələləm̓s tə kʷaʔkʷəʔaʔt
2. collegia with flexible lounge spaces and shared kitchen in the ground floor
3. communal dining areas and meeting/study space
4. mixed-use commons with generous green space for outdoor gathering and informal activities
5. courtyards in student family housing areas provide outdoor space for children to play
6. balconies provide social areas and eyes on outdoor gathering places



1. Photo Credit: Suzanne Rushton



2. Photo Credit: P. Roberge



3. Photo Credit: UBC



4. Photo Credit: Nic Lehoux



5. Photo Credit: Daniel Pearl



6. Photo Credit: Schemata Workshop

Neighbourhood Areas

The character of new neighbourhoods will foster social interaction and community connections. Open space, streets and buildings all play a critical role in achieving this.

Residential buildings will feature front doors, semi-private porches and stoops that present a friendly face to the street. Interior courtyards will provide more intimate spaces that function as outdoor rooms, framed by the buildings around them, and provide visible connections to surrounding streets and open spaces. Each outdoor space will be designed and programmed to suit the unique needs of the residents it serves, include community gardens, outdoor cooking and dining areas, covered seating and lounging areas and areas for play.

A range of housing types will support community and social diversity, between students, faculty, residents and staff of all ages. Building locations and heights will seek to maximize access to sunlight and outdoor human comfort throughout the year. Mid-rise buildings will frame narrow local streets lined with trees to provide summer shade and cooling, while allowing sun in the winter months. Towers will be set back from and frame wider streets and open spaces.



- Existing neighbourhood buildings
- Future neighbourhood buildings

1. primarily mid-rise building scale with thoughtful tower placement
2. residential building courtyards provide semi-private open space with community amenities
3. opportunities to eat outside in shared space
4. opportunities to grow food in building courtyards
5. active ground floor along mixed-use corridors
6. front stoops animate the pedestrian realm
7. individual doors off the sidewalk with places to sit, and vibrant building materiality



1. Photo Credit: Gerry McGeough



2. Photo Credit: Gerry McGeough



3. Photo Credit: Wolbert van Dijk



4. Photo Credit: Rufus de Vries



5. Photo Credit: Built Work Photography



6. Photo Credit: Anatoliy Shostak



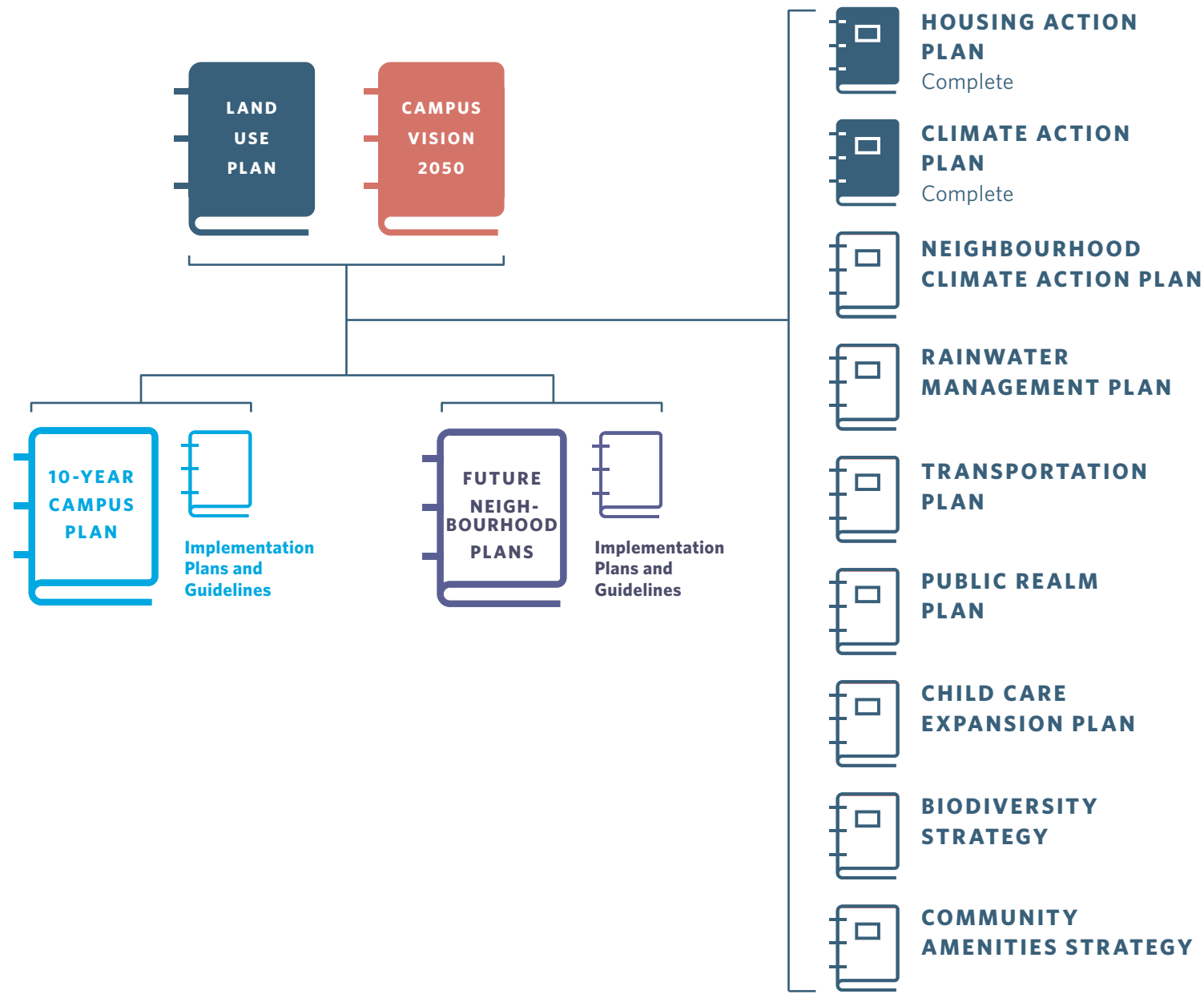
7. Photo Credit: Mariko Reed



Implementing the Vision

Plans and Policies

The Vision supports the academic mission, values and priorities of the university by providing a long-term, aspirational framework for physical growth and change on the campus. Implementing the Vision will involve many UBC policies and plans aligned with its priorities.



Relationship to Other Plans and Policies

Land Use Plan

The Vision will be implemented through UBC's Land Use Plan, the long-term regulatory guide for Vancouver campus land use. The Province approves UBC's Land Use Plan. Like Official Community Plans, the Land Use Plan states the objectives and policies that guide planning and land use management, outlines long-term development plans, and must be consistent with regional plans and policies. The Land Use Plan will be updated to implement the Vision, including policies like the amount of development in different areas of campus. Future Land Use Plan updates will take place approximately every 10 years.

10-Year Campus Plan

The updated 10-Year Campus Plan will focus primarily on academic lands and guide how academic facilities, student housing, transportation systems, green and open space, and community amenities are accommodated over the next decade. It will also include high-level guidance on the interface between future neighbourhood development and academic lands and inform the creation of detailed neighbourhood plans as set out below.

Future Neighbourhood Plans

Detailed Neighbourhood Plans will be developed in collaboration with UBC Properties Trust and through engagement with Musqueam, the UNA and the UBC community for all new neighbourhood development outlined in the Vision. This includes amendments to the Wesbrook and Hawthorn Neighbourhood Plans, finalizing Stadium Neighbourhood Plan and developing a Neighbourhood Plan for Acadia. The Neighbourhood Plans will contain detailed policies and guidelines for aspects such as the location of housing and commercial uses, individual building heights, street connectivity and access, public realm and open space, architecture and building character, infrastructure provision, and services and amenities. The Neighbourhood Plans will reflect the principles, big ideas and strategies contained in the Vision and be consistent with specific policies set out in the Land Use Plan.

Other Plans and Strategies

Several other plans and strategies will be developed that will update existing commitments and policies to align with and support the Vision.

- The Neighbourhood Climate Action Plan**
 The Neighbourhood Climate Action Plan will update the existing UBC Community Energy and Emissions Plan to reduce energy use and GHG emissions in UBC's neighbourhood housing areas, on par with the institutional Climate Action Plan.
- Rainwater Management Plan**
 An updated Rainwater Management Plan will model and identify strategies for future development to support the natural hydrological cycle, support climate resilience, prevent cliff erosion, and identify opportunities to achieve multi-benefit amenity for the campus community.
- Transportation Plan**
 An updated Transportation Plan will describe how UBC will enable sustainable, healthy and affordable travel choices in support of the Vision and UBC's Climate Action Plan commitments to a 45-per cent reduction in extended impact GHG emissions, including trips to and from the campus, compared to 2010 levels. Transportation-related targets and strategies are also anticipated to emerge from the Neighbourhood Climate Action Plan.
- Public Realm Plan**
 An update to the Public Realm Plan will articulate programming, design and engagement objectives and high level phasing for implementing near-term public realm investments.

- **Child Care Expansion Plan**

An update to the Child Care Expansion Plan will identify objectives and opportunities for the delivery of child care spaces in the academic and neighbourhood lands to keep pace with a growing community.

- **Biodiversity Strategy**

Working with Musqueam and subject matter experts, strategied and guidelines will be developed for enhancing and protecting ecology and increasing biodiversity, including through indigenous planting, tree retention and increased understory planting.

- **Community Amenities Strategy**

A Community Amenities Strategy will identify priorities and opportunities for delivery of community and recreation facilities on academic and neighbourhood lands. In collaboration with multiple parties, it will include a sustainable funding model built on the success to date to deliver the necessary range of amenities and facilities across campus.

Academic Capital Planning

Projects on academic land will be implemented through coordinated planning and decision-making by a range of university departments through the university's capital prioritization process, in line with the Vision, Land Use Plan and 10-Year Campus Plan and through close engagement with faculties and academic units.

Academic Futures

Implementation of the Vision will be closely aligned with UBC Academic Futures to support and adapt to alternative academic approaches and opportunities, and ensure UBC remains at the forefront of teaching, learning, research and innovation.

Working with Musqueam

This Vision document represents the broad intention of the university. Through subsequent, more detailed planning, Musqueam and UBC will work together to manage existing and potential impacts of growth on local services and ecology on the peninsula.

UBC and Musqueam Indian Band are working together to transform their long-standing relationship with a Relationship Agreement. This is an important part of UBC's institutional commitment to deepening the university's relationship with Musqueam and to reconciliation more broadly. Through the Relationship Agreement, UBC and Musqueam are co-developing a comprehensive framework for engaging Musqueam on land use initiatives to better understand and incorporate Musqueam values, needs and interests into planning.

Working with the UNA

The University Neighbourhoods Association (UNA) has been a key stakeholder in Campus Vision 2050 and is an important partner for UBC's current and future neighbourhoods. UBC will continue to collaborate with the UNA through the Neighbours' Agreement, UBC-UNA Liaison Committee, and regular UNA Board engagement. UBC is also committed to formal UNA involvement in planning for future neighbourhoods, the review of future neighbourhood development proposals, and the handover of future neighbourhood facilities and amenities for UNA service delivery.

Working with Other Agencies

UBC will continue to work with the province, TransLink, the City of Vancouver, Metro Vancouver, Vancouver Fire and Rescue Services, the RCMP, the Vancouver School Board, Vancouver Coastal Health, and other partners to deliver on areas of shared interest including: housing affordability, rapid transit, roads, public safety, schools, and infrastructure. This includes making sure services are in place to respond to growing community needs and collaborating with Musqueam Indian Band to engage other agencies on areas of shared interest. It also includes working together with the University Endowment Lands and Metro Vancouver to respect the character of the surrounding neighbourhoods, protecting the sensitive ecology of Pacific Spirit Regional Park, and mitigate potential development impacts on downstream habitats and the adjacent cliffs.

Phasing

While specific timing, financing and servicing needs for future growth will be determined through supplementary plans and policies, development activities are generally expected within these timeframes.

Next 10 Years

- Implement projects from UBC's Capital Projects Priority List, including planning for replacement facilities such as Chemistry, Applied One, Medicine One and Math, and planning for seismically vulnerable facilities.
- Begin implementing 3,300 new and 1,000 replacement student beds and supporting amenities and services like child care.
- Amend the Neighbourhood Plan for Wesbrook Place with an expanded boundary and development allocations, and complete Wesbrook Place development.
- Finalize the plan for Stadium Neighbourhood.
- Identify which neighbourhood(s) will be built next and work with the community to develop and/or amend Neighbourhood Plan(s).
- Deliver services and amenities in tandem with growth in population.

Years 10 - 30

- Develop remaining neighbourhood plans.
- Deliver subsequent academic and neighbourhood development.
- Update the Land Use Plan in alignment with future updates to the Housing Action Plan and other relevant policies, including consideration of new areas for additional development and redevelopment.
- Update the 10-Year Campus Plan, including planning for replacement facilities.

Future Potential Housing Opportunities

The Vision identifies future sites that could provide additional housing over the longer term, subject to future Land Use Plan and neighbourhood plan processes:

- Housing along 16th Avenue to the south of the Thunderbird Park sports fields and on the University Hill Secondary School surface parking lot, as part of a transformation of this major thoroughfare into a more human-scaled, urban street and green connector
- Housing integrated along the edge of the future elementary school site in Wesbrook Place
- In the remaining Acadia area, including a full replacement strategy for student family housing and Acadia child care as those facilities reach their end of life



Future potential housing sites along 16th Avenue and within Wesbrook Place.



Acadia Park Student Family Housing (left) and Acadia Child Care (right).

Monitoring and Updating the Vision

The Vision was developed through Musqueam, university and community engagement and in response to current and future needs and aspirations. Implementing the Vision will involve working with faculty experts and others to test and innovate solutions to complex and urgent societal challenges such as housing affordability and climate change. This includes monitoring the environmental, climate, financial, and socio-economic impacts of implementation through ongoing reporting to ensure UBC is adapting to rapidly changing conditions and learning from new information. The Vision may also be amended to respond to changing needs, conditions and opportunities in tandem with the Land Use Plan, 10-Year Campus Plan, and other plans, as necessary.

Engagement Through Implementation

UBC is committed to implementing the Vision in ways that contribute to the livability and sustainability of the broader Point Grey peninsula, working in partnership with the Musqueam Indian Band, the University Neighbourhoods Association, campus communities (students, faculty, residents, staff, alumni), UBC Properties Trust, neighbouring jurisdictions, and other levels of government and partners.

Ongoing engagement will continue to reflect the diverse experiences, knowledge and perspectives of the university communities, including:

- Deepening engagement with Musqueam on land use planning and the planning and design of specific projects
- Continuing to reach and engage with marginalized and underrepresented communities
- Employing a variety of interest-based and participatory planning and design methods in the design and programming of community spaces to reflect local needs

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Advisory Urban Design Panel

Alma Mater Society

Campus Biodiversity Initiative: Research and Demonstration

Climate Crisis in Urban Biodiversity

Emeritus College

Faculty Association

Graduate Student Society

President's Advisory Committee on Campus Enhancement

Property and Planning Advisory Committee

School of Architecture and Landscape Architecture

School of Community and Regional Planning

Senate Academic Building Needs Committee

Senate Budget Sub-Committee

UBC Properties Trust

University Neighbourhoods Association

Musqueam

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of the Musqueam people.

Musqueam Indian Band staff and community

30-Year Design Charrette, Technical Specialists

Birmingham & Wood Architects Planners

DIALOG

Hapa Collaborative

Human Studio

Jane Bird

Patricia French

PFS Studio

RWA Group Architecture

SALA Students and Digital Fabrication Workshop

Seriously Planning Consulting

Graphic Design and Branding

Massif Creative

Arlene Cotter

UBC Student, Faculty, Staff and Neighbourhood Resident Groups

Students

Alma Mater Society Council
Graduate Student Society Council
Acadia Park Residents
Agronomy Garden
AMS Foodbank
AMS Peer Support
Arts Undergraduate Society
Beyond Tomorrow Scholars Program for Black Canadian Scholars
Black Caucus
Black Graduate Student Network
Black Student Union
CAPACity Planning Student Group
Catalyst Program (Sustainability Hub)
Climate Hub
Collegia Student Advisors
Design League
Disabilities United Collective
Disabled Graduate Students Association
Engineers for a Sustainable World
Equity Student Advisory Council
Feminists for a Feminist Architecture
First Generation Student Union
First Nations House of Learning Indigenous Student Lunch
Forestry Undergraduate Society
Free Periods UBC
Geography Students' Association
Global Lounge
Global Resource Studies Students
Hillel BC
IDEAS@UBC for IBPOC students at UBC's School of Information
Indigenous Graduate Student Group
Indigenous Students' Collegium
Islamic Relief Canada @ UBC
Kinesiology Undergraduate Society
Law Disability Alliance
Land & Food Systems Undergraduate Society
Mastercard Foundation Scholars Program
Muslim Students Association
National Organization for Minority Architects
Peer Health Educators
Physics Society
Planning Equity Coalition
Planning Student Association
Population and Public Health Students Association

Point Grey Islamic Society
Queer BIPOC Student Group
Residence Advisors
School of Community and Regional Planning BIPOC Caucus
Science Undergraduate Society
Seri Malaysia Club
Sexual Violence Prevention and Response Office
Smart Cities Club
Student Ambassadors
Student Sustainability Council
Sustainability Ambassadors
Tandem Language Club
Third Quadrant Design Team
Wastenaut
Zero Waste Squad

Faculty

Black Caucus
Department of Geography
Department of Occupational Therapy Scholars Rounds
Disability Affinity Group
Faculty of Applied Science: Budget Heads & Directors
Faculty of Arts: Faculty Council
Faculty of Arts: Deans Table
Faculty of Dentistry
Faculty of Education
Faculty of Forestry
Faculty of Graduate and Post-Graduate Studies: Graduate Council
Faculty of Land & Food Systems
Faculty of Law: Faculty Council
Faculty of Medicine: Department Heads and School Directors
Faculty of Pharmaceutical Sciences
Faculty of Science: Deans, Heads, and Directors
Indigenous Working Group
Institute for Critical Indigenous Studies
Interdepartmental Climate Committee
Sauder School of Business: Deans and Division Heads
School of Architecture and Landscape Architecture
School of Community and Regional Planning
School of Music
School of Public Policy and Global Affairs

Neighbourhood Residents

University Neighbourhoods Association:

- Board of Directors
- Community Engagement Advisory Committee

- Land Use Advisory Committee
- UBC-UNA Liaison Committee

Argyle East Strata Council
Corus Strata Council
Newcomers Support Group
Norma Rose Elementary 5th + 6th Graders
Norma Rose Elementary Parent Advisory Council
Sandringham Strata Council
Tapestry Seniors Living
University Communities for Sustainable Development
UTown @UBC Pre-Teen Leadership Club
UTown @UBC Youth Leadership Club
University Hill Elementary Parent Advisory Council
University Hill Secondary Parent Advisory Council

Staff

Athletics & Recreation Department
Belkin Gallery
Black Caucus
Botanical Garden
Campus Security
Centre for Accessibility
Centre for Community Engaged Learning
Ceremonies and Events Office
Chan Centre
Climate Hub
Collegia Staff
Communicators Network
Community Engagement Office
CUPE 2950
Development & Alumni Engagement
Disability Affinity Group
Equity & Inclusion Office
Finance & Operations:

- Custodial Services Shift Workers
- Extended Leadership Team
- Facilities' Managers
- Finance & Operations Managers
- Municipal Services
- Safety & Risk Services

First Nations House of Learning
Government Relations
Indigenous Strategic Plan Executive Advisory Committee
Indigenous Strategic Plan Implementation Committee

Indigenous Working Group
Institute for Critical Indigenous Studies
Interdepartmental Climate Committee
Library Operations
Mastercard Foundation Scholars Program
Museum of Anthropology
Pacific Museum of the Earth
School of Public Policy and Global Affairs
St. John's College Hot Lunch
Student Housing and Community Services:

- Leadership Team
- Child Care Services
- Conferences and Accommodations
- Facilities and Building Services Managers
- Food Services Managers
- Food Services Shift Workers
- Residence Life Managers
- Safety Team

Sustainability Hub
UBC Farm
University Multifaith Chaplains Association

External Groups

Pacific Spirit Park Society
Wreck Beach Preservation Society

Special Thanks

Gratitude is extended to the many groups and individuals who contributed their valuable time, perspectives and insights into shaping Campus Vision 2050. UBC is committed to strengthening these relationships and building further collaborations as part of implementing the Vision.



**UBC
campus
vision
2050**

2050



30-Year Vision

ENGAGEMENT SUMMARY REPORT

SEPTEMBER 2022 - FEBRUARY 2023 | REVISED AUGUST 2023



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

campusvision2050.ubc.ca

Land Acknowledgment

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of Musqueam. For millennia, Musqueam have been stewards and caretakers of these lands, and have passed their history, traditions and culture on from one generation to the next. UBC strives toward building meaningful, reciprocal and mutually beneficial partnerships with Musqueam and learning from their traditional relationship with the land. Through Campus Vision 2050, UBC is committed to deepening its relationship with Musqueam to ensure that the future direction of the campus builds on what makes UBC a special place, enhances the livability, sustainability and character of the lands and advances the university's broader commitments to reconciliation through the Indigenous Strategic Plan.



Double-Headed Serpent Post by Brent Sparrow Jr., Musqueam

Photo credit: Paul H. Joseph, UBC Brand and Marketing

How are we defining the UBC community?

- **Campus or the Vancouver campus** refers to the academic and neighbourhood areas on the Vancouver campus. In some instances, specific references may be made to the neighbourhoods to highlight concerns that pertain to those areas, and are intended to be more inclusive of residents who may not see themselves as part of the campus or believe that the term refers to the academic areas only.
- **UBC community, university community, campus community, community and community members** are used interchangeably and are intended to include students, faculty, residents, staff, emeriti and alumni at the UBC Vancouver campus.
- **Campus residential areas or neighbourhoods** refer to the neighbourhood housing areas located on the Vancouver campus.



Martha Piper Plaza

Photo credit: Hover Collective

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Credit | The engagement activities and findings detailed in this report were designed, implemented and analyzed by UBC Campus + Community Planning staff.

*This section was revised in August 2023

Executive Summary

Introduction

On January 17, 2023, UBC released a Draft 30-Year Vision for the Vancouver campus—an ambitious, long-range plan for how the physical campus will change and grow to support the needs of the university, its community and Musqueam.

The Draft 30-Year Vision was developed as part of Campus Vision 2050, a multi-year, comprehensive planning and engagement process. The process will result in a long-term plan that supports the needs of the university and balances the multiple interests of the university, the UBC community, Musqueam and the broader region.

This report summarizes findings to date from community engagement on the Draft 30-Year Vision and its major features (the Big Ideas), as well as key proposed updates to the Housing Action Plan (HAP) and key recommendations for updating the Land Use Plan (LUP) that are needed to realize the Vision. This engagement began in Fall 2022 and will continue until the UBC Board of Governors approves all three documents. Engagement includes meetings with stakeholders and committees and two focused rounds of work with the community:

1. September 21, 2022 to October 14, 2022:

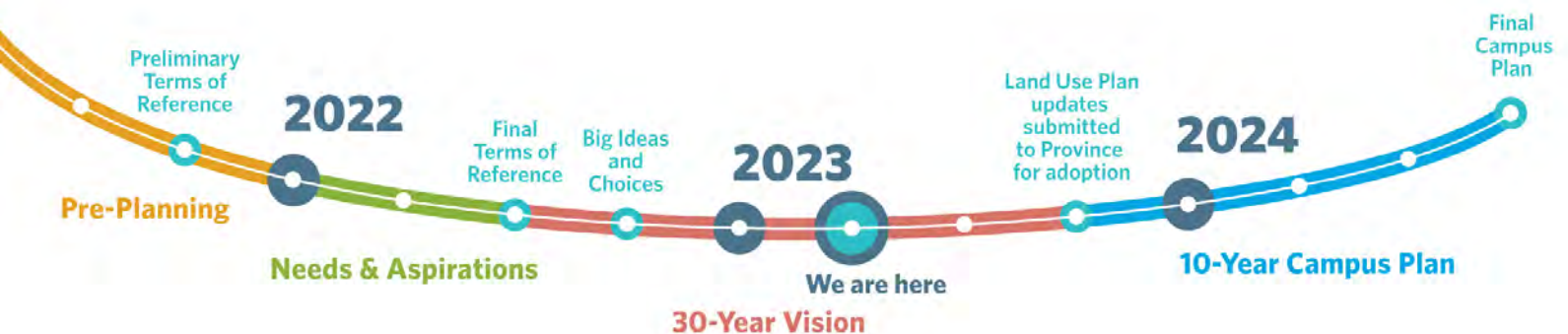
Reflecting the UBC Board of Governors' [Terms of Reference for Campus Vision 2050](#), UBC sought feedback on an initial set of five Big Ideas that would go on to form the major cross-cutting components of the Draft 30-Year Vision, as well as two development scenarios with different approaches to building heights, open space and mixing of academic and neighbourhood lands, and initial direction on updates to HAP.

2. January 17, 2023 to February 7, 2023:

UBC sought feedback on the Draft 30-Year Vision, anchored around six Big Ideas, as well as key proposed updates to HAP and key recommendations for updating the LUP.

Feedback from public engagement in the fall and winter has been, and will continue to be, critical to forming and refining the Draft 30-Year Vision, updating the HAP and amending the LUP.

This phase of Campus Vision 2050 community engagement follows previous work to learn from the community and Musqueam about needs and aspirations for the future of the campus and neighbourhoods, which resulted in the Campus Vision 2050 Terms of Reference.



Overview of What We Heard

Overall, public engagement included over 8,900 touchpoints across all campus communities (students, faculty, residents, staff, emeriti, alumni) through a variety of methods and feedback continues to reveal broad community support for the direction of the 30-Year Vision—an average of 78% really like or like most aspects of the Vision.

Most people engaged in the process support the Big Ideas and believe they will help meet the needs of the community in the future. Some are skeptical that UBC can achieve all six Big Ideas at once, and there continues to be tension between some of the major drivers of the Vision particularly between advancing housing affordability/supply and supporting livability, climate action and ecology. Many are excited about big changes being proposed and are eager to see progress being made faster than the 30-year timeline of the Vision.

While there is less agreement on whether the approach in the Draft 30-Year Vision is the best way for UBC to deliver more housing, there is broad consensus that housing affordability is a challenge UBC should be tackling and indeed taking a leadership role on. Other aspects of the Draft 30-Year Vision that are almost uniformly supported include a SkyTrain connection and improved intra-campus mobility strategies, as well as flexible teaching, learning, research and community spaces that can meet a variety of needs. More amenities tailored to the diverse needs of various communities are also widely supported, and seen as essential to match population growth.



Workshop participants and graphic notetaker
Photo credit: Macy Yap

Musqueam Engagement

Engagement with the Musqueam community and leadership, which is ongoing, has revealed a range of views on growth and change; affirmation of the importance of strengthening the Musqueam/UBC relationship through collaborations and a strong Musqueam presence on campus; concern around the potential impacts of growth, including on Pacific Spirit Regional Park, and for traffic and parking issues; and a need to coordinate and manage the impacts of development on the Point Grey Peninsula. Support for enhancing Musqueam presence on campus and ensuring that campus is welcoming for Musqueam and Indigenous community members is widespread among the rest of the UBC community, and has been a consistent thread throughout Campus Vision 2050 engagement.

Campus Growth

Growth of the campus neighbourhoods continues to be the most contentious topic of engagement. Many in the community have been clear that the need for more affordable housing is paramount—the one challenge that that the Vision must address above all else. Expectations in this area are very high for many, and the community continues to press for more affordability measures—more student housing, more rental housing and a greater expansion of faculty and staff assistance programs, to be implemented through HAP. Furthermore, there continue to be calls for UBC to tackle other unaffordable aspects of life on campus, such as food.



Musqueam community dinner event

Photo credit: Macy Yap

Support for these bold actions is contrasted with consistent concerns that growth may come at the expense of livability, climate action and ecology. In Fall 2022, that concern was expressed by some as opposition to development generally, but particularly in the form of towers until additional research on their climate impacts can be done. In January and February 2023, concerns about growth were apparent throughout discussions on the topics of climate mitigation and adaptation, protection and enhancement of ecology and green space, and delivery of community amenities and services, and there continues to be some disagreement with the university's approach to funding critical needs, including affordable housing, through residential development. Regardless of concern or support for campus growth, the community highly values the preservation of campus green spaces.

Regarding form of development (i.e., building types, sizes, heights), engagement in the fall revealed mixed responses on taller vs. mid-rise buildings. There were many positive responses to taller buildings on the basis that they provide more affordability and protect green spaces and forests. Mid-rise forms of development were favoured by many due to potential benefits related to character, community building and accessibility and avoiding the embodied carbon impacts of taller, concrete buildings. Many see the value in both approaches and prefer a mix. In the second round of engagement, an approximate mix of two-thirds mid-rise and one-third taller buildings, prioritizing affordable and sustainable wood-frame construction where possible, was presented to the community. Overall, the community supports the mix, but many still prefer one approach or the other—keeping towers below the current 22-storey maximum or prioritizing more tall buildings.

Climate Change

In January, a more precise focus on climate mitigation and adaptation was presented through a sixth Big Idea, which was well received and established climate action as foundational to future campus planning. There are strong calls for this Big Idea to be more aspirational, to enable UBC to take an even greater leadership role in confronting climate change and building net-zero communities. There is tension between this Big Idea and campus growth, and how the university will ensure climate action advances while floorspace is added, and a strong desire for community participation in future climate policy development.

Process

With regard to the Campus Vision 2050 process itself, people from all parts of the UBC community expressed gratitude and excitement for the way they have been engaged in planning for the future of the campus and neighbourhoods and that they felt their voices were heard. There continues to be a desire for more information and more detail—in many cases people are eager to better understand what the Vision will mean for their day-to-day life on campus and how it will be implemented. There is a strong sentiment that success will require sustained engagement with campus communities, flexibility to change, and continued investment in supporting systems, policies and infrastructure that may not be fully articulated in the Draft 30-Year Vision.



Public workshop
Photo credit: Macy Yap

How We Reached People

Over 8,900 touchpoints resulted from the Campus Vision 2050 engagement process from September 2022 to February 2023.

UBC engaged with a wide range of communities, units, departments, clubs and organizations across the campus. Input was gathered using a variety of methods, including information sessions, in-depth workshops, facilitated community conversations, pop-up information booths, presentations to various campus departments and groups and online and printed surveys. Input was also generated through targeted engagement activities with community and technical advisory committees, and sessions with Musqueam staff and community members, including a community dinner and meetings held with Musqueam to gather their feedback and input.

Engagement Activity Summary (September 2022 to February 2023)



SPEAKER EVENTS

162 participants
over **2** events



SURVEYS

3754 responses



ROADSHOWS

2749 participants
over **82** sessions



TARGETED ENGAGEMENT MEETINGS¹

224 participants
over **22** meetings



WORKSHOPS²

290 participants
over **13** events



INFORMATION SESSIONS

85 participants
over **4** events



COMMUNITY CONVERSATION

682 participants
over **45** sessions



POP-UPS

950 participants
over **16** events



WALKING TOURS

40 participants
over **3** tours

For more detailed information about the groups that were reached, please see Appendix 1.

¹ Includes Advisory Committee, Targeted Stakeholder and Technical Expert Meetings

² Includes Public, Staff and Faculty workshops

Next Steps

Engagement on the Draft 30-Year Vision, LUP amendments and HAP update will continue through the spring before being further refined and presented, for support-in-principle, to the UBC Board of Governors.

Following a Public Hearing specific to the LUP amendments, the final 30-Year Vision, HAP and LUP will be presented to the Board of Governors for approval, and LUP will be submitted to the Province of BC for adoption.



Public workshop
Photo credit: Macy Yap

Introduction: 30-Year Vision Engagement

UBC is engaging the university community and Musqueam in a multi-year, comprehensive planning and engagement process called Campus Vision 2050 to shape how the physical Vancouver campus will change and grow over the next 30 years. The process will result in a long-term plan that supports the needs of the university and balances the multiple interests of the university, the UBC community, Musqueam and the broader region.

Three key outputs will emerge from Campus Vision 2050:

- 1. 30-Year Vision**—a bold, high-level description of how the campus and neighbourhoods will evolve over the next 30 years, including general look and feel and where and how much development will occur.
- 2. Land Use Plan (LUP) Amendment**—the Provincially-adopted long-term regulatory guide for Vancouver campus land use, which must be updated to enable implementation of the 30-Year Vision, including policies for building heights, neighbourhood densities and open space amounts.
- 3. 10-Year Campus Plan**—focuses primarily on academic lands and will guide how academic facilities, student housing, transportation systems, green and open space, and community amenities are accommodated over the next decade.

Other plans and strategies will be developed in parallel with the 10-Year Campus Plan to ensure existing commitments and policies align with and support the Vision (e.g., Neighbourhood Climate Action Plan), and detailed Neighbourhood Plans will be developed and/or amended for all new neighbourhood development.



Display boards at a speaker event

Photo credit: Macy Yap

Students, faculty, residents, staff and alumni have been deeply involved in multiple stages of the visioning process, working together with the university to define the process itself, assess community and university needs and aspirations, generate planning ideas and strategies and explore trade-offs and choices. An engagement process with Musqueam leadership and the Musqueam community has been co-developed with Musqueam and UBC and is ongoing.

The first phase of Campus Vision 2050 launched in early 2022 with broad public engagement to hear from the community and Musqueam about needs and aspirations for the future of the campus and neighbourhoods. Two rounds of public engagement, including sessions with Musqueam, as well as input from the UBC Board of Governors, research, analysis, and input from across the university, helped shape guiding principles for the process and define growth assumptions and space needs to be explored through the rest of the planning process. The [Needs and Aspirations Engagement Summary Report](#) summarizes the findings from the first phase of engagement, and the results of this work are reflected in the [final Terms of Reference](#) for Campus Vision 2050.

This report summarizes findings to date from community engagement on the Draft 30-Year Vision and its major features (the Big Ideas), as well as key proposed updates to the Housing Action Plan (HAP) and key recommendations for updating the Land Use Plan that are needed to realize the Vision. This engagement began in Fall 2022 and will continue until the UBC Board of Governors approves all three documents. Engagement includes meetings with stakeholders and committees and two focused rounds of work with the community:

4. September 21, 2022 to October 14, 2022:

Reflecting the UBC Board of Governors' [Terms of Reference for Campus Vision 2050](#), UBC sought feedback on an initial set of five Big Ideas that would go on to form the major cross-cutting components of the Draft 30-Year Vision, as well as two development scenarios with different approaches to building heights, open space and mixing of academic and neighbourhood lands, and initial direction on updates to HAP.

5. January 17, 2023 to February 7, 2023:

UBC sought feedback on the Draft 30-Year Vision, anchored around six Big Ideas, as well as key proposed updates to HAP and key recommendations for updating the LUP.

Feedback from public engagement in the fall and winter has been, and will continue to be, critical to forming and refining the Draft 30-Year Vision, updating the HAP and amending the LUP.

UBC is reporting back to the community after each phase of Campus Vision 2050 on what was heard from the community to ensure transparency throughout the process.

Engagement Approach and Analysis Methodology

Overview

UBC engaged with a wide range of people, communities, units, departments, clubs and organizations across the campus and in the neighbourhoods through broad public engagement on the Big Ideas and Choices from September 21 to October 14, 2022 and on the Draft 30-Year Vision, key HAP updates and LUP amendments from January 17 to February 7, 2023. Key advisory groups and subject matter experts also participated in ongoing targeted engagement meetings and workshops (see [page 13](#) for more details). Sessions with Musqueam staff and community members, a dinner and meetings were also held to integrate Musqueam interests and values in the Vision (see [page 19](#) for more details).

In total, engagement on the Draft 30-Year Vision (between September 2022 to February 2023) resulted in over 8,900 touchpoints with the campus community, including with students, faculty, neighbourhood residents, staff, emeriti, alumni and members of the broader community. Input was gathered using a range of methods, including public information sessions, in-depth workshops, facilitated community conversations, pop-up information booths, presentations to various campus departments and groups, and online and printed surveys. Input was also generated through targeted engagement activities with community and technical advisory committees (see [page 40](#) for more details).



Community conversation with the Newcomers Support Group

Engagement Approach

The Campus Vision 2050 engagement approach builds on UBC's [Engagement Charter](#), and includes fore-fronting principles of equity, diversity and inclusion, building trust, providing diverse ways to meaningfully engage and ensuring clear communication and transparency. The approach also involves co-developing an ongoing engagement process for integrating Musqueam interests and values into Campus Vision 2050 throughout the planning process (see [page 19](#) for more details).

Campus Vision 2050 is designed to support comprehensive and diverse engagement and intentionally seeks to lower barriers to participation. This includes building collaborative relationships with equity-seeking groups on campus, as well as meeting the community where they are by attending scheduled meetings and joining community events. Other approaches include, but are not limited to:

- providing honoraria to support participation of students in workshops and equity-seeking groups in community conversations,
- offering both in-person and online options to participate,
- offering childcare at evening and weekend events, and
- translating promotional and informational materials and having translators during events to reach broader ethnocultural communities in the neighbourhoods.



Public workshop
Photo credit: Macy Yap

Engaging with Equity-Seeking Groups

UBC has been engaging with equity-seeking groups across campus and in the neighbourhoods since the start of Campus Vision 2050. Some examples of this from the Big Ideas and Choices and Draft 30-Year Vision engagement periods include:

- Facilitated community conversations with Centre for Accessibility advisors and representatives from the Disability Affinity Group, the Disabilities United Collective, UBC Law Disability Alliance and the Disabled Graduate Students Association.
- Joined meetings of and hosted sessions with Indigenous groups across campus, including the Indigenous Strategic Plan Executive Advisory Committee, First Nations House of Learning, Institute for Critical Indigenous Studies, Indigenous Working Group and a group of Indigenous graduate students.
- Presented and facilitated discussions at shift worker meetings, including five custodial crew talks and six dining hall staff stand-up meetings (early morning, daytime and midnight sessions).
- Hosted sessions with the Beyond Tomorrow Scholars Program for Black Canadian Scholars and the Mastercard Foundation Scholars Program for students from Sub-Saharan Africa.
- Facilitated a community conversation with Queer BIPOC students.
- Facilitated community conversations with the Newcomers Support Group in the neighbourhoods, with support from a Mandarin translator.
- Joined meetings of the University Multifaith Chaplains Association and the Islamic Relief Club.

“It’s the first time that people with disabilities haven’t been an afterthought in a planning process.”

- Community conversation participant



Roadshow with Open Kitchen dining hall staff

The engagement approach has also considered not only who we reach but also how we engage, with a focus on creating opportunities for, and paying specific attention to those who have not traditionally participated in planning processes. The experiences and voices of those who have been systemically or historically marginalized bring insights from which the whole process can benefit. Rather than rushing towards the consensus of the majority, special effort was made to listen for the wisdom in criticism and resistance to the process and proposed ideas. Giving space for and acknowledging alternate viewpoints and strong feelings about them has surfaced insights of minorities to improve the Vision, and enables greater support and more durable solutions in the long term. More information on how this approach guided the data analysis process can be found in the Feedback Analysis Methodology section.

In order to increase community involvement in the Campus Vision 2050 process and reach a more diverse audience, UBC also piloted a “Community Connectors” program. A total of 17 Community Connectors comprised of students, staff and residents were trained, provided materials and facilitated roadshows and community conversations with campus and neighbourhood community groups. Sessions focused on convening equity-seeking groups who have been historically underrepresented in planning processes, including 2SLGBTQIA+, Black people, People of Color, people with disabilities, newcomers, student families, international students and religious groups.

A detailed list of the communities, groups and organizations that were reached can be found in Appendix 1.

“This is a massive project that will have a huge impact for generations. I appreciate the scale and dedication it takes.”

- Survey respondent



Community connector session at Acadia Park

Advisory Committees, Targeted Stakeholder Engagement and Technical Expert Engagement

The Campus Vision 2050 engagement approach also included targeted engagement with project advisory committees, faculty and technical experts and key interest groups on campus, including students, faculty, staff, residents, developers, and external community members and jurisdictions. These groups share diverse interests and feedback, and have provided ongoing guidance for Campus Vision 2050 public engagement process, plan development and recommendations since the beginning of the pre-planning process in Fall 2021.

These groups include:

ADVISORY COMMITTEES

- Community Advisory Committee (CAC)
- Administrative Advisory Committee
- External Advisory Committee
- Property and Planning Advisory Committee
- Senate Academic Building Needs Committee

TARGETED STAKEHOLDER ENGAGEMENT

- University Neighbourhoods Association (UNA)
- UBC Properties Trust
- Alma Mater Society (AMS)
- Graduate Student Society
- President's Advisory Committee on Campus Enhancement
- UBC Faculty Association

FACULTY AND TECHNICAL EXPERTS

- Faculty from the School of Community and Regional Planning and School of Architecture and Landscape Architecture
- Advisory Urban Design Panel
- Campus Biodiversity Initiative: Research and Demonstration



Ideas board at a charrette

Photo credit: Macy Yap

Findings from engagement with these groups are reflected throughout this report. Specific feedback from Advisory and Stakeholder Engagement is identified on [page 40](#) for cases when feedback is derived from publicly available documents, such as the minutes from CAC meetings and letters to the UBC Board of Governors from the UNA and AMS.

Summaries from the CAC meetings and correspondence from the UNA and AMS are also included in Appendices 2 and 3, along with official submissions and detailed takeaways from other advisory and stakeholder groups.

See the Campus Vision 2050 [Terms of Reference](#) for additional information about advisory guidance and external engagement.

Communication Outreach Strategy



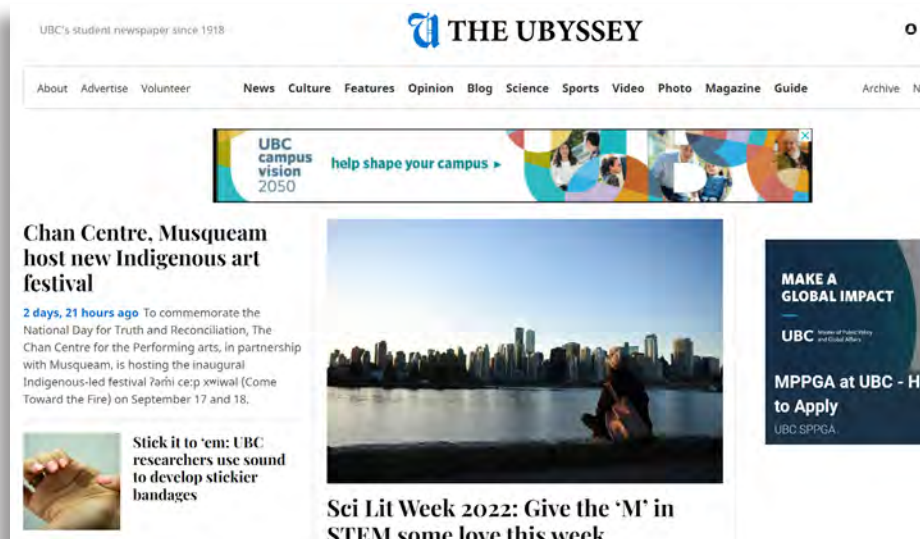
Decal installation across campus



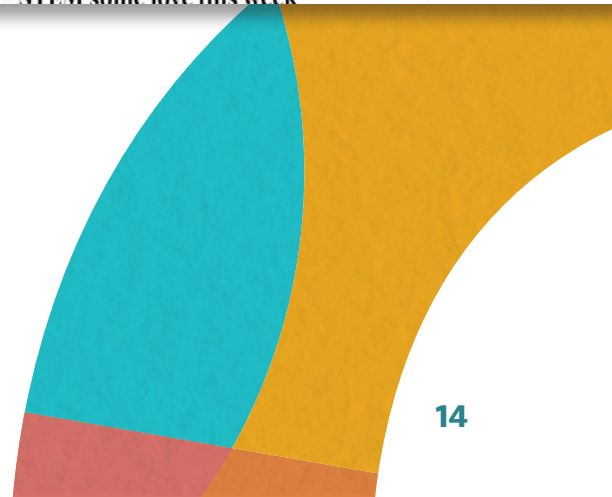
Postcard mailouts to residents

The following communication tactics were used to raise awareness about the opportunities to engage and provide feedback for Campus Vision 2050.

- Social and web advertising campaigns (paid and organic)
- Residential mailouts (postcards)
- Broadcast message
- Communication toolkits for campus partners
- Email updates to Campus Vision 2050 website subscribers
- Targeted outreach to campus groups
- Campus Vision 2050 videos
- Decals, posters and display boards across campus
- E-newsletters
- Campus digital signage



Web advertising



What Engagement Looked Like



FNHL student lunch session



Pop-Up at Acadia



Presentation at SJC Hot Lunch



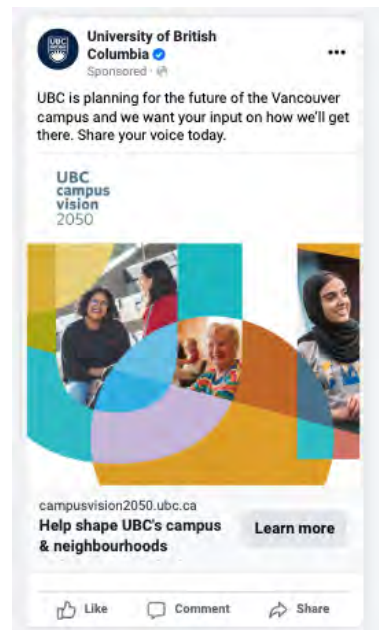
Community conversation with newcomers



Workshop



Walking tour



Social media ad



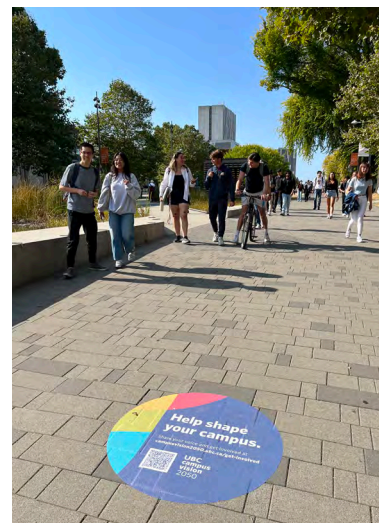
Pop-Up at Wesbrook



Midnight meeting with custodial staff



Session with dining hall staff



Decals around campus

Feedback Analysis Methodology

UBC staff reviewed and analyzed all comments, questions, ideas and notes generated during the 30-Year Vision engagement period, which covers two rounds of public engagement as well as ongoing engagement activities. This includes surveys, workshops, roadshows, community conversations, pop-ups, information sessions, email submissions and advisory committees, targeted stakeholder and technical expert meetings.

Staff used a qualitative theming analysis methodology, which involved grouping the feedback collected into themes and sub-themes according to common topics, ideas and patterns that came up repeatedly. Frequently heard themes were then summarized for both rounds of engagement. Quantitative data from the online and printed surveys were aggregated directly through survey software and in Microsoft Excel.

In addition, staff aimed to identify the insights, attitudes and emotions expressed by community members who have been systemically or historically marginalized, bringing an equity lens to the analysis process. Special attention was paid to input from marginalized and underrepresented communities, whose feedback may not have arisen as the most frequently heard, but still represented valuable insights. The goal was to ensure the diversity of perspectives, interests and concerns from the UBC community are integrated into the final 30-Year Vision. To that end, staff strived to supplement quantitative metrics by surfacing the underlying sentiments behind a comment and reflecting the breadth of views that were heard.

See Appendices 2 and 3 for the detailed takeaways heard in Fall 2022 and Winter 2023 engagement, including all qualitative and quantitative survey data and themes heard across public engagement activities.



Public workshop
Photo credit: Macy Yap

Engagement Activity Summary

Over 8,900 touchpoints resulted from the Campus Vision engagement process from September 2022 to February 2023.

How We Reached People: Big Ideas & Choices (September to October 2022)



ROADSHOWS
760 participants
over 24 sessions



COMMUNITY CONVERSATIONS
404 participants
over 23 sessions



WALKING TOURS
40 participants
over 3 tours



SURVEYS
2573 responses



WORKSHOPS¹
133 participants
over 6 events



POP-UPS
685 participants
over 10 events



INFORMATION SESSIONS
50 participants
over 2 events



TARGETED ENGAGEMENT MEETINGS²
116 participants
over 11 meetings



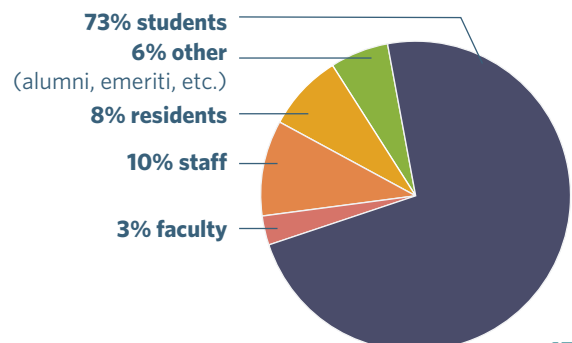
SPEAKER EVENT
60 participants

For more detailed information about the groups that were reached, please see Appendix 1.

¹ Includes Public, Staff and Faculty workshops

² Includes Advisory Committee, Targeted Stakeholder and Technical Expert Meetings

Fall 2022 Survey Demographic Breakdown



How We Reached People: Draft 30-Year Vision (January to February 2023)



SPEAKER EVENT

102 participants



ROADSHOWS

1989 participants
over **58** sessions



COMMUNITY CONVERSATIONS

270 participants
over **22** sessions



POP-UPS

265 participants
over **6** events



SURVEYS

1181 responses



WORKSHOPS¹

157 participants
over **7** events



INFORMATION SESSIONS

35 participants
over **2** events



TARGETED ENGAGEMENT MEETINGS²

108 participants
over **10** meetings

For more detailed information about the groups that were reached, please see Appendix 1.

¹ Includes Public, Staff and Faculty workshops

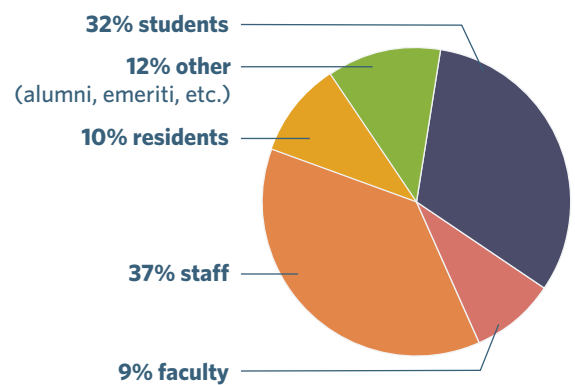
² Includes Advisory Committee, Targeted Stakeholder and Technical Expert Meetings



Public workshop

Photo credit: Macy Yap

Winter 2023 Survey Demographic Breakdown



Musqueam Engagement

Musqueam and UBC are working towards a deeper and enduring relationship. Part of this is changing the way the university plans the campus, including deeper engagement with Musqueam and co-developing how to engage Musqueam in Campus Vision 2050.

Engagement with Musqueam on Campus Vision 2050 thus far has included regular meetings between senior administration from UBC, updates to Chief and Council and community-wide engagement. Community-wide engagement consisted of sessions with Musqueam staff and community members, a community dinner event and a survey specific to Musqueam. The Draft 30-Year Vision also incorporates learnings from current projects that Musqueam have been involved in, such as the Gateway Health Building under construction and landscape planning underway at the Museum of Anthropology. A Musqueam-UBC Peninsula Coordination workshop also shaped the Draft 30-Year Vision. The workshop established a deeper understanding of the cultural and ecological importance of the entire Point Grey Peninsula, including the UBC Vancouver campus, for Musqueam people.

Through engagement with Musqueam thus far there have been a wide range of views on growth and change; affirmation of the importance of strengthening Musqueam presence on campus; concern around the potential impacts of growth, including on Pacific Spirit Regional Park, and for traffic and parking issues; and a need to coordinate and manage the impacts of local development (e.g., runoff, sediment control, ensuring infrastructure capacity meets needs).

Engagement with Musqueam is ongoing and UBC will continue to work closely with Musqueam to understand their interests and identify ways to address them.



Musqueam community dinner event

Photo credit: Macy Yap

What We Heard: Public Engagement

The following section summarizes the key takeaways from Fall 2022 and Winter 2023 public engagement. Findings are organized by the Big Ideas, the development program and key policy updates in order to better understand the evolution of the Draft 30-Year Vision and refinements made based on community input.

Big Ideas

Big Idea: Learning City

September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea focused on showcasing and enhancing teaching, learning and research through the creation of flexible buildings and outdoor spaces. It envisioned expanding the role of campus as a living lab and role model for innovative approaches to regional and global challenges. High-level strategies also included greater mixing between academic and neighbourhood spaces and elevating Indigenous knowledge and practices across campus to support greater learning, discovery and community at UBC.

Survey respondents rated their level of support of the Big Idea at **74%**.

WHAT WE HEARD

- Strong support for more individual and communal study spaces, as well as more informal and flexible spaces that support creativity, innovation and experiential learning. Many underscored the need for learning spaces to be accessible to everyone.
- Interest in supporting more hybrid forms of work and study, and a desire to ensure that spaces are adaptable and resilient to future changes and uncertainty.
- Support for making research more visible on campus and integrating more community involvement, along with a desire to ensure that different privacy needs will be met.
- Some concern around the compatibility of mixing student and neighbourhood housing due to their different needs, interests and lifestyle patterns.
- Residents highly value their connection to the university, and want to leverage existing academic infrastructure to enhance learning opportunities in the neighbourhoods
- Desire from students and residents to increase opportunities for connection between different members of the UBC community, due to positive outcomes in mutual learning and community building.

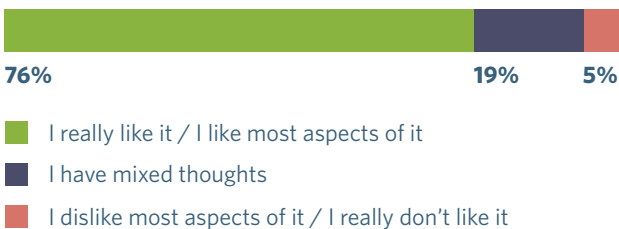
Big Idea: Learning City

January to February 2023

WHAT WE PRESENTED

In Winter 2023, this Big Idea featured key strategies that emphasized concentrating academic growth in the campus core, as well as more Learning Hubs and Learning Corridors. This Big Idea also highlighted opportunities to support teaching, learning and research across the entire campus and neighborhoods. This includes leveraging key sites to support academic land-based research and integrating Indigenous knowledge and practices into campus landscapes.

Survey respondents rated their level of support for this Big Idea as:



“The best things we learn are in conversation with each other and in informal settings.”

- Workshop participant

WHAT WE HEARD

- Strong support for more flexible spaces and amenities across campus that support a wide range of community needs. This includes weather-protected outdoor spaces, large group spaces, and spaces that showcase Indigenous perspectives and support interdisciplinary, intergenerational and intercultural connection.
- Desire for all academic spaces to be adequately equipped with technology and infrastructure to accommodate flexible learning models (i.e., hybrid) and meet a variety of accessibility and learning needs.
- Desire to see more dedicated spaces and support for graduate students, international students and commuter students, along with calls for greater Deaf representation and inclusion in this Big Idea.
- Calls to maximize the use of existing buildings and spaces prior to considering future development due to environmental concerns (e.g., ecological protection, mitigating embodied carbon). There was also a desire to address seismic vulnerability in all existing buildings and spaces to ensure the health and wellbeing of its occupants.
- Some concern around whether or not UBC should be considered a city, and a desire to update the name of this Big Idea to reflect that UBC is more of a campus than a city.
- Support for improving intra-campus mobility to make it easier to move between different learning spaces on campus, and improving regional connectivity to encourage more learning and knowledge exchange with communities off-campus.

Big Idea: More Housing and Expanded Affordability at UBC September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea emphasized a significant expansion of housing to support more UBC community members in accessing more affordable housing options on campus. High-level strategies included at least 3,300 additional student housing beds above the current total of 14,000, expanding rental housing and affordability programs, increasing opportunities for on-campus home ownership and doubling the supply of housing on campus with a broad range of tenures and types. Other high-level strategies included increasing the range of neighbourhood amenities to support diverse community needs, and reducing housing costs by providing choice in additional housing features.

“Housing is one of the most essential issues that needs to be addressed. It is so hard and so expensive to access housing in Vancouver...More affordable and accessible housing for students is important.”

- Survey respondent

Survey respondents
rated their level of
support of the Big
Idea at **85%**.

WHAT WE HEARD

- Overwhelming support for more affordable housing on campus, more affordable food options and action to address affordability more generally (e.g., child care, transportation).
- Strong calls for student affordability to be prioritized, and concern that the target for additional student housing beds is insufficient to meet the high demand for student housing and pace of student growth.
- Some concern around the amount of proposed neighbourhood growth and its impact on ecosystems, greenspace and demand for amenities and services. There were also some calls to pause neighbourhood development until a neighbourhood climate action plan is developed.
- Some concern that an increase in housing on campus may not necessarily result in more affordable housing, as well as some uncertainty that this Big Idea will make a positive impact on the urgent need for affordable housing.
- Some tension between support for more affordable housing and concern around the financial model used to deliver this.
- Support for a range of housing options to support diverse living needs and arrangements.
- Support for an increase in housing options for frontline staff and shift workers to address labour shortage challenges.
- Some concern and frustration that on-campus housing will be more readily available to those who are unaffiliated with the university due to the increase in market housing through future neighbourhood growth.

Big Idea: More Housing and Expanded Affordability at UBC January to February 2023

WHAT WE PRESENTED

In Winter 2023, this Big Idea reiterated the provision of 4,300 additional student housing beds by the mid-2030s, including 1,000 replacement beds, bringing the total number of student beds on campus to 17,300. It also identified additional sites and a commitment to explore opportunities to increase capacity in the longer-term. Other refinements included increasing rental housing (above the current HAP target of 30%) to accommodate below-market housing for faculty and staff, and creating sites to pilot innovative on-campus home ownership options.

Survey respondents rated their level of support for this Big Idea as:



I really like it / I like most aspects of it

I have mixed thoughts

I dislike most aspects of it / I really don't like it

WHAT WE HEARD

- Enthusiasm and support for UBC's priority on addressing the affordability crisis, and strong calls for this Big Idea to be more ambitious by offering more affordable housing to a wider range of UBC community members. There also continues to be some concern around the financial model used to deliver affordable housing.
- Continued demand for UBC to provide more student housing beds, along with a desire for more faculty and staff housing.
- Recognition of the importance of food affordability and food security, and desire to see this reflected in the Big Idea more strongly.
- Some tension between the urgency of addressing housing affordability and the impact of development on campus biodiversity, green spaces and ecological carrying capacity.
- Desire to define affordability to help community members understand how this Big Idea will make a difference in their everyday experiences on campus. There was also some concern that this Big Idea will not make a significant impact in addressing affordability.
- Desire to find the optimal balance between student and neighbourhood housing, and calls to create housing policies that ensure rent for student housing will remain affordable.
- Support for prioritizing housing access for vulnerable and marginalized populations, alongside calls for more clarity on who is included. Interest in Indigenous specific housing and a desire to see Indigenous practices (e.g., smudging) better accommodated within residences.
- Support for UBC to explore the provision of off-campus housing, on-campus co-op housing and partnerships with not-for-profits.
- Concern about graduate student housing supply and affordability challenges unique to graduate students.

Housing Action Plan

WHAT WE PRESENTED

Recognizing that affordable housing is a top concern identified through Campus Vision 2050 community engagement, draft policy updates for the Housing Action Plan were presented as part of Winter 2023 engagement.

Draft policy updates to support more rental choice include increasing the HAP target for future rental housing above the existing target of 30%, expanding eligibility to other on-campus employees and making permanent and expanding eligibility for the rent-gear-to-income program.

Draft policy updates to support attainable ownership include increasing the amount of financial resources allocated to UBC's Prescribed Interest Rate Loan program, continuing Down Payment Assistance loans and committing to a pilot for affordable on-campus faculty and staff ownership in partnership with BC Housing.

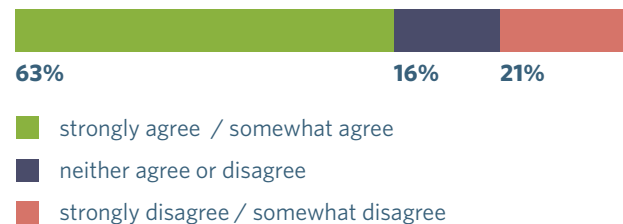
“Often it’s lower-level staff that need help, and the living cost issue could be the big reason why one chooses to leave UBC instead of exploring the potential of remaining.”

- Survey respondent

WHAT WE HEARD

- Strong call to expand home ownership assistance to more faculty and staff, and to increase the amount of assistance provided.
- Desire to go further by significantly increasing the HAP target for future rental housing.
- Some concern that the rent-gear-to-income program is not adequately meeting faculty and staff demand for housing, and support for expanding eligibility for this program. Some also noted inconsistencies in the implementation of this program.
- Some concern and opposition to expanding home ownership assistance for faculty and staff. There was a sense of disappointment that groups with more acute housing needs (e.g., students, low-income people, people with disabilities) were not being prioritized over those with more financial resources.
- Some concern that the draft policy updates will not address affordability for community members with the lowest incomes.
- Support for increasing access to on-campus housing for campus employees not affiliated with the university.

When asked if the draft HAP policies will meet community needs, survey respondents indicated that they:



Big Idea: Community of Communities

September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea emphasized the campus as a mosaic of interconnected communities, each with their own local heart, unique features and identity. High-level strategies include embedding each community with a blend of housing, spaces and amenities to help people meet their daily needs more easily. Other strategies include enhanced accessible features across campus and co-creating Musqueam-specific spaces and place names.

Survey respondents rated their level of support of the Big Idea at **73%**.

“Make accessibility features front and center, so we can feel like we can join a space just like anyone else.”

- Community conversation participant

WHAT WE HEARD

- Broad support for this Big Idea due to its focus on meeting diverse community needs, enhancing accessibility and facilitating community building.
- Strong call for scaling up amenities and services to adequately meet the needs of a growing population on campus. This includes a desire for increased health and emergency services.
- Some concerns that existing amenities and services are insufficient for meeting the needs of the current population, and a specific call for more grocery stores, daycares and schools. There was also a call for amenities and services to be more evenly distributed across campus, particularly in North Campus and in the Arts and Culture District.
- Support for expanding this Big Idea through a lens of equity, diversity and inclusion. This includes increasing multifaith spaces, improving wayfinding, embedding more accessible features and creating a welcoming environment for non-academic community members.
- Some concern that this Big Idea may result in silos between different communities, highlighting the importance of facilitating community connection, gathering and interdisciplinary collaboration across campus through spaces and programming.

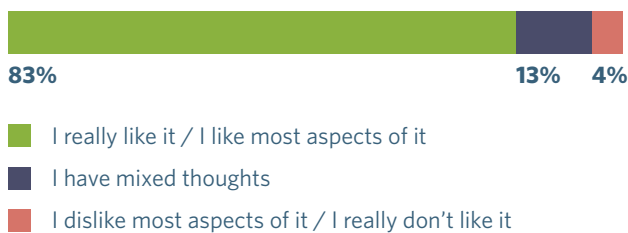
Big Idea: Community of Communities

January to February 2023

WHAT WE PRESENTED

In Winter 2023, this Big Idea featured more details for the key strategies, including definitions and examples of community hearts, mixed-use hubs and local nodes on campus. Further refinements include enhancing accessibility within pedestrian priority areas on campus and reflecting the role of programming and space animation in facilitating social connection and community building. This Big Idea also presented more detailed strategies to support a stronger sense of Musqueam welcome and presence. More information was also provided on the framework for coordinating and delivering community amenities.

Survey respondents rated their level of support for this Big Idea as:



WHAT WE HEARD

- Strong emphasis on the need for more flexible, accessible, affordable and functional spaces to support daily needs and encourage community building. Frequently heard examples include: covered outdoor spaces, multifaith and prayer spaces, third spaces, Collegia spaces and Musqueam-specific spaces.
- More attention can be paid to how this Big Idea supports food affordability and food security. There is a desire for more local, affordable and culturally diverse food outlets, as well as support for more spaces that support learning, connection and knowledge exchange over food.
- Continued support for scaling up amenities and services on campus to accommodate projected growth on campus, and for these amenities and services to be better distributed across campus.
- Call to preserve green spaces, trees and community gardens as key community amenities. There were also calls to ensure that there is a process in place for relocating recreational amenities displaced by new development (e.g., tennis and basketball courts) and identifying opportunities for new recreational spaces.
- Desire to recognize UBC Botanical Garden as an important community node and green gateway to campus.
- Continued support for increasing accessible features and enhancing lighting and nighttime safety to support improved intra-campus connectivity.
- Continued support for increasing activity and vibrancy in North Campus with new Arts and Culture District hub. There was also support for showcasing and celebrating art in the public realm.
- Some concern that taller buildings will lead to social isolation and disengagement.
- Desire for more affordable and an adequate parking supply for frontline staff.

Big Idea: Restorative and Resilient Landscapes

September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea focused on landscapes as an opportunity for climate action, strengthening Indigenous ways of knowing and enhancing ecological resilience. It also included high-level details about potential priority strategies, such as: building ecological corridors, introducing more Indigenous plants, working with natural topography for rainwater management and using the campus land as a living laboratory.

Survey respondents rated their level of support of the Big Idea at **80%**.

WHAT WE HEARD

- Tension identified between increased housing and density on campus and the preservation of existing trees, green spaces and open spaces, with strong support to protect the latter.
- Support for advancing bold and ambitious action against climate change impacts, along with some calls to ensure that a neighbourhood climate action plan is in place and that ecological carrying capacity considerations are adequately addressed.
- General support and interest in more specifics about green space design, costs and metrics to evaluate success.
- Support for Musqueam and Indigenous communities to be meaningfully involved in this Big Idea.
- Support for using more Indigenous plants due to their benefits to the local ecology and future climate resilience.
- Concern about existing and future buildings and landscapes being resilient against climate change impacts and natural hazards (e.g., extreme heat, earthquakes).

“There’s great energy that can come with density; it can result in a lot of vibrancy and culture. But I’m concerned about how this can be achieved without negatively impacting biodiversity and the environment on campus.”

- Workshop participant

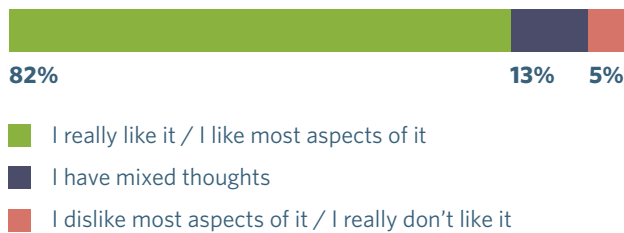
Big Idea: Restorative and Resilient Landscapes

January to February 2023

WHAT WE PRESENTED

In Winter 2023, more information was presented on key strategies, including: location of the proposed primary and secondary green corridors, locations of Musqueam places of significance and actions to protect ecological areas and biodiversity on campus. In addition, a sixth Big Idea was created around Climate Mitigation and Adaptation due to strong calls to have climate action show up more boldly in the Vision. This resulted in some climate-related strategies being moved to a sixth Big Idea, such as siting and designing buildings and open spaces to mitigate the impacts of extreme temperatures.

Survey respondents rated their level of support for this Big Idea as:



WHAT WE HEARD

- Support for the Big Idea due to a strong desire to protect and preserve existing green spaces and forests. There was also a desire to see more community gardens, fruit trees and naturalized landscapes.
- Some skepticism in this Big Idea due to past patterns of green space loss and tensions with proposed campus growth.
- Some concern around how specific growth targets are not accompanied by details in green space provision, alongside support for more regenerative work on campus, and a desire to track and monitor progress around enhancing biodiversity on campus.
- Emphasis and support for campus being a place that supports Indigenous knowledge and practice, and calls to meaningfully engage Musqueam in the landscape design process.
- Concern for the impact a growing population on green space on campus, and a desire to reduce impacts downstream on surrounding biodiversity, ecology, and watercourses (i.e., Musqueam, Wreck Beach, Pacific Spirit Regional Park).
- Comments that the Vision is missing the opportunity for landscapes to be a resource for mitigating urban heat island effects.
- Missing a specific callout to the intersection between buildings and nature (i.e., inclusion of bird friendly building guidelines).
- Safety on campus should be considered across different needs: for humans (e.g., accessibility, sightlines, lighting, nighttime safety), for wildlife (e.g., road crossing, habitats), and for human-wildlife interactions.

Big Idea: Connected Campus September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea showed the high-level proposal for transportation and connectivity improvements by 2050. The main focus was on active transportation, pedestrian priority zones, main street connectors and the arrival of SkyTrain to UBC. Other specific strategies included: strengthening East Mall as a critical “spine” of campus, a zero-emission shuttle on campus and more visible and accessible parking spaces to accommodate people with mobility challenges.

Survey respondents rated their level of support of the Big Idea at **88%**.

WHAT WE HEARD

- Strong support, interest and excitement about the extension of SkyTrain to UBC. This was accompanied by some concern around SkyTrain safety and security (e.g., influx of people being disruptive). There were also some suggestions to invest more in public transit and increase bus service.
- Strong call to improve intra-campus mobility, particularly by improving the frequency of on-campus shuttles. There was also recognition that campus is large and can be difficult to navigate, and a desire for buildings to be better connected with smaller pathways.
- Strong support for accessibility on campus to be prioritized as a foundational principle for Campus Vision 2050, and for it to be central to all future UBC development and design.
- Widespread concern about traffic issues and pedestrian safety for children and seniors, especially in areas around Wesbrook (i.e., 16th Avenue roundabout). Another safety consideration was heard around pedestrian safety at night within the context of insufficient lighting.
- Concern about parking capacity and affordability for frontline staff and shift workers who work off-peak hours or live far away and need to drive to campus.

“The SkyTrain connection would be incredible and benefit so many students and UBC community members, especially those commuting from the Fraser Valley.”

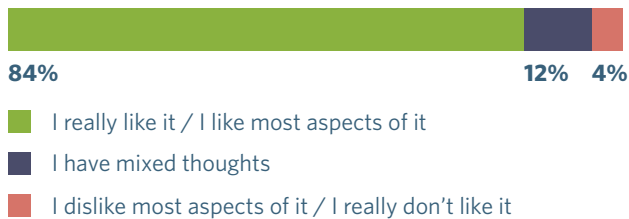
- Survey respondent

Big Idea: Connected Campus January to February 2023

WHAT WE PRESENTED

In Winter 2023, more information was presented on this Big Idea that included clearer visualizations for the proposed future SkyTrain route and stations, active transportation corridors, complete streets network and pedestrian priority zones. More details were also presented on the key strategies, including: increasing neighbourhood connectivity with the SkyTrain extension, expanding pedestrian priority zones to enhance walkability, improving the safety of the cycling network and building a network of zero-emission shuttles to get around campus.

Survey respondents rated their level of support for this Big Idea as:



"I wouldn't underestimate the importance of the intra-campus transit. It's a campus that's too big to walk from end to end...and a frequent and reliable way of getting around is essential."

- Survey respondent

WHAT WE HEARD

- Broad support for the Big Idea and its prioritization in the region, along with continued strong support and excitement for the arrival of SkyTrain to UBC.
- Continued support for improved intra-campus mobility, particularly for people with mobility challenges. There continues to be strong calls to improve the campus shuttle service and to address cost limitations, as well as support for other modes of transportation around campus (e.g., free and accessible shuttle system, enhanced bike-share, e-scooters).
- Strong call for reducing parking costs and increasing parking access for front-line staff, shift workers and people with disabilities.
- Recognition that SkyTrain to UBC may not be sufficient for all frontline staff, as some live very far away from campus and still need to drive, and some concern around reduced bus line service after the implementation of SkyTrain.
- Concern and interest in the connectivity and location of the second SkyTrain station to support South Campus.
- Concern over impacts of construction on campus navigability and for service delivery needs.
- Desire for cyclist and pedestrian safety to be a bigger priority (i.e., protected bike lanes, 16th Avenue becoming a slower street) and to reduce vehicles as much as possible to make the campus more pedestrian and cyclist friendly.
- Concern about impact of future mid-rise rental housing along the east edge of Thunderbird Park on pick-up and drop-off needs, and desire to ensure compatibility of residences with adjacent active field uses.

Big Idea: Climate Mitigation and Adaptation

September to October 2022

WHAT WE PRESENTED

In Fall 2022, all topics surrounding climate mitigation and adaptation were integrated into the other five Big Ideas. Strategies under the Learning City and Restorative and Resilient Landscapes referenced using the campus as a living lab to contribute towards research and innovation on addressing the climate crisis. The More Housing and Expanded Affordability for UBC and Connected Campus Big Ideas recognized climate action as a critical imperative for increasing on-campus housing, reducing commuting emissions and decarbonizing transportation. Lastly, the Restorative and Resilient Landscapes Big Idea included climate resilience as a central goal to achieve through green building design and enhancing campus green spaces and biodiversity.

WHAT WE HEARD

- Strong call for Climate Action to be its own Big Idea to show bold and ambitious commitments to climate mitigation, adaptation and resilience.
- Support for advancing bold and ambitious action against climate change impacts.
- Support for using more Indigenous plants, due to their benefits to the local ecology and future climate resilience.
- Concern about existing and future buildings and landscapes being resilient against climate change impacts and natural hazards (e.g., extreme heat, earthquakes).
- Some concern around low quality construction on campus and perception that new buildings being constructed will have very short life spans.

"[This Big Idea] needs to be much larger and bolder. Climate change is such an important issue...we need to do as much as possible."

- Survey respondent

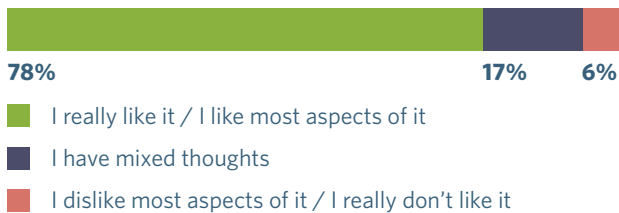
Big Idea: Climate Mitigation and Adaptation

January to February 2023

WHAT WE PRESENTED

In Winter 2023, a new Big Idea on Climate Mitigation and Adaptation was presented. This Big Idea had a major focus on increasing climate resilience, and aligning with the existing UBC Climate Action Plan 2030, including its target of achieving net-zero emissions before 2050. Priorities and strategies that were presented to achieve these targets include: updating the Neighbourhood Climate Action Plan, supporting active transportation and SkyTrain, designing buildings with climate extremes in mind and maintaining and enhancing campus biodiversity.

Survey respondents rated their level of support for this Big Idea as:



WHAT WE HEARD

- General support for and elevation of this Big Idea, most notably in relation to the urgent need for designing and retrofitting buildings to be more climate resilient (e.g., for extreme heat).
- Some skepticism and concern about the implementation of this Big Idea because it feels in tension with proposed campus growth.
- Continued calls for more specifics around biodiversity protection, tree protection bylaws and carbon reduction targets to address the urgency of climate change.
- Support for encouraging sustainable transportation and remote work and learning to reduce commuting emissions.
- Interest and curiosity in the details and processes proposed for building demolition and material reuse.
- Some comments that the Big Idea needs to be less technical and include more examples and definitions to clarify the proposed strategies.
- Desire to include a strategy around mitigating urban heat island effects through tree shading and green space cooling, and to better address air quality.
- Strong interest from the residential community to engage in the future Neighbourhood Climate Action Plan process as part of the implementation of the 30-Year Vision.

Development Program and Urban Design

Academic Growth

WHAT WE PRESENTED

In Winter 2023, more information was presented on how the Vision will support academic growth. This includes allocating up to 3.1 million sq. ft. of additional academic space and an additional 1 million sq. ft. for research partnerships.

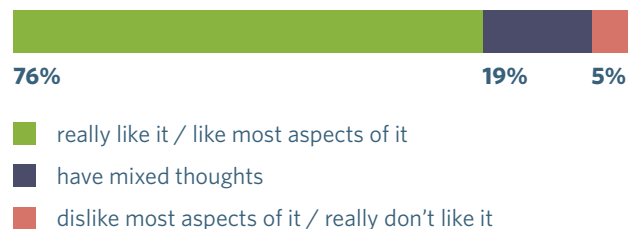
“I think that while taller buildings might not look the prettiest, it will be something that is needed for future growth. I like the idea of mixed-use buildings for academic, housing and community purposes.”

- Survey respondent

WHAT WE HEARD

- Overall support for accommodating more academic and research space on campus, along with calls to improve and maximize the use of existing buildings and spaces prior to considering future development due to environmental and seismic vulnerability concerns.
- Some concern around the negative impact of development on green space, open space and wildlife species.
- Support for increasing learning opportunities by enhancing regional connection, partnerships and presence off-site.
- Some questions around how hybrid work and study arrangements will impact space usage on campus and if the amount of growth proposed is needed.

When asked how they felt about the Vision’s approach to accommodating academic growth, survey respondents indicated that they:

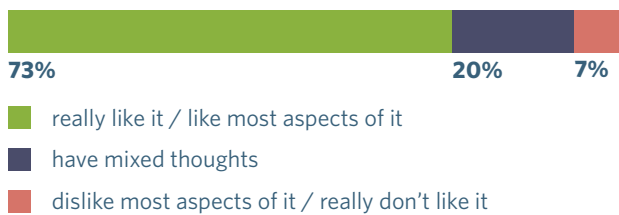


Student Housing

WHAT WE PRESENTED

In Winter 2023, sites were presented to accommodate 3,300 new student housing beds and 1,000 replacement beds. This includes the redevelopment of Place Vanier Residence, which would accommodate the replacement beds, a new Arts and Culture District Learning Hub and other potential sites. The expansion of Totem Park Residence was also identified for accommodating student family housing and student housing beds affected by the redevelopment of the Acadia area.

When asked how they felt about the Vision's approach to building more student housing, survey respondents indicated that they:



"We will need more than 4,300 [new student beds]; that sounds like a small number to me. The need is there and will only continue to grow."

- Survey respondent

WHAT WE HEARD

- Overwhelming support for more affordable student housing on campus, and strong calls to go further than the target of 3,300 new student beds and 1,000 replacement beds within the next 10-15 years.
- Support for more student family housing, as well as more housing options for upper-year students, graduate students and year-round occupants.
- Concern around proposal to relocate some of the Acadia Park student family housing to the Totem area due to the potential incompatibility of mixing different groups and challenges to accessing daycares, schools and amenities.
- Some concern around the negative impact of development on green space, open space and wildlife species.
- Desire for more details about what future student housing will look and feel like, especially student family housing.
- Support for the redevelopment of Place Vanier, and desire for its commons block to be scaled up to accommodate the increased number of students.
- Some concern around the impact of increased student activity as a result of the redevelopment of Place Vanier on surrounding academic units, and a desire for more consideration and support for addressing downstream impacts. Additional concerns around potential conflict with Wreck Beach users that access pathways close to Place Vanier.
- Suggestions to work with off-campus partners to deliver student housing and expand off site.

Neighbourhood Development

September to October 2022

WHAT WE PRESENTED

In Fall 2022, two campus land use approaches related to building heights and the location of future development were presented. The purpose was to hear perspectives from both scenarios to inform a final blended approach. The first approach emphasized taller buildings, concentrated development and larger, uninterrupted open spaces. The second approach emphasized mid-rise buildings, more distributed housing and smaller and more distributed open spaces. Both scenarios were applied to the campus-wide scale and neighbourhood scales, and different approaches to the location of taller buildings were also presented for feedback.

76% of survey respondents agreed that taller buildings should be prioritized to preserve larger open spaces.

67% agreed that neighbourhood development should be concentrated by prioritizing taller buildings.

WHAT WE HEARD

- Strong support for taller building heights was contingent on the provision of more affordable housing on campus. There was a loud call to prioritize affordability in future development and to address the urgent need for housing, particularly for lower-income groups such as students and lower-salaried staff.
- Strong desire to protect green spaces, forests, habitats and the coastline with any future development. Many participants indicated a preference for taller building heights due to its benefits in conserving land and protecting green and open spaces.
- Support for mid-rise building heights due to its benefits in promoting stronger sense of community, preserving the unique campus character and being safer and more accessible.
- Strong appreciation for the experience and character of Acadia, alongside concern that future development will destroy the unique small-scale community feel of the neighbourhood.
- Calls to ensure adequate proximity and access to amenities for existing and future populations on campus.
- Desire for taller buildings to be safe, accessible, resilient and to minimize wildlife conflict (e.g., bird strikes). There was also strong support for buildings to utilize sustainable design and to be energy efficient.
- More support for taller buildings to be located closer to existing towers and activity centres due to benefits such as accessibility, proximity to transit and amenities, sense of safety and increased community interaction.
- Some support for taller buildings to be located along the campus perimeter due to access to nature, benefits to mental health and concern around overcrowding and densification in the campus core.

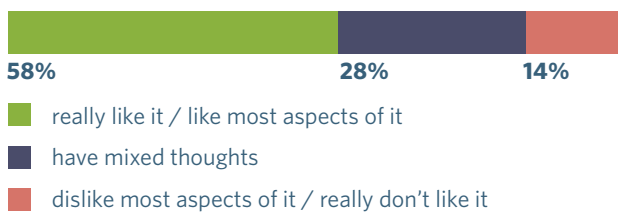
Neighbourhood Development

January to February 2023

WHAT WE PRESENTED

In Winter 2023, the approach to new neighbourhood development emphasized a mix of mid-rise and taller buildings that prioritize wood-frame construction where possible. New neighbourhood development was focused in new and expanded neighbourhood areas south of the academic core, including Wesbrook Place South, Acadia, Stadium Neighbourhood and Hawthorn Place North.

When asked how they felt about the Vision’s approach to accommodating neighbourhood housing growth, survey respondents indicated that:



“Please maintain Acadia’s character...I really value being able to send my kids to play in our backyard, and feeling safe that our community is also looking out for them. I’m not sure that the proposed Acadia Neighborhood plans are going to be able to deliver that kind of experience to others, which is precious and I’d really like to see grow.”

- Survey respondent

WHAT WE HEARD

- General support for future neighbourhood development to occur through a mix of mid-rise and taller buildings due to benefits in providing more housing while maintaining the campus character, proximity to transit and amenities and preservation of green space. There were some calls for taller buildings to go even higher.
- Some opposition to taller buildings in the neighbourhoods and growth on campus more generally, due to concerns about the embodied carbon involved in constructing taller, concrete buildings and the impacts of increased density on campus character, livability, wildlife conflict and ecology.
- Strong desire to protect the unique neighbourhood character and model for student family housing at Acadia Park. Opposition to relocating a portion of student family housing to Totem Park due to concerns over loss of community and walking distance to elementary schools and amenities.
- Some concern around the impact of neighbourhood growth on affordability, and a desire for measures to ensure that housing options on campus will remain affordable.
- Desire to prioritize on-campus housing for those affiliated with UBC, along with some tension that neighbourhood growth appears to be catered towards those who have no affiliation with the university.
- Support for more affordable housing, faculty and staff housing, rental housing and co-op housing on campus, as well as a mix of housing types and designs to support diverse living arrangements.
- Some concern around the compatibility of mixing academic and neighbourhood spaces.

Character and Urban Design

WHAT WE PRESENTED

In Winter 2023, character and urban design considerations to guide the layout, form and design of new development were presented. These considerations focus on creating an outstanding teaching, learning and urban living environments and building on the unique qualities of the campus, all while strengthening Musqueam presence throughout.

“I support the increased building height! Increased density is appealing. However, there should be an emphasis on human-scale, especially with academic buildings. Classrooms and gathering spaces should be concentrated in lower levels, with upper floors for research, offices and more.”

- Survey respondent

WHAT WE HEARD

- Strong desire to maintain and enhance unique urban character on campus, as well as preserve views of the mountains and tree line.
- Importance of considering the scale of buildings next to the public realm and open spaces.
- Support for incorporating more native plantings and naturalized landscapes to enhance sense of place.
- Desire to ensure that the campus maintains its unique identity as it grows and remains distinct from the city and downtown core.
- Support for creating a welcoming atmosphere in mixed-use hubs and emphasizing human activity at the ground level.

“The reason why UBC is so beautiful is not necessarily because of the campus itself or the buildings, but rather its place, with the ocean, mountains and forest. I think that having more spaces on campus that enhance the sense of place would be beneficial.”

- Survey respondent

Land Use Plan

January to February 2023

WHAT WE PRESENTED

In Winter 2023, draft key recommendations for the Land Use Plan amendment were presented. Key recommendations include updated land use boundaries, growth distributions and maximum building heights by areas. It also included increased student and rental housing targets, as well as open space, community space, retail and childcare targets. Process commitments for future neighbourhood plans, and regional and Musqueam engagement were also presented.

“I feel that [the approach] is ideal because it would take up less ground space. That would leave more space for green walkways, forest corridors and other preserved ecosystems...There needs to be a balance struck between the existing local ecosystem and the housing needs for communities at UBC.”

- Survey respondent

WHAT WE HEARD

- The majority of feedback was centered around the More Housing and Expanded Affordability for UBC Big Idea and the Housing Action Plan (see those sections for more information).
- General support for future neighbourhood development to occur through a mix of mid-rise and taller buildings, with some calls for taller buildings to go even further (see Neighbourhood Development section for more information).
- Some concern and opposition to increasing the maximum height of residential buildings up to 39 storeys, alongside calls to keep the current height limit as is.
- Some concern and opposition to increasing the maximum height of academic buildings from 18 to 22 storeys, alongside some support to build higher.

“I don't think it's a good idea to increase [building heights]. This is completely outside the character of the university area and the region at large.”

- Survey respondent

Process

September to October 2022

WHAT WE HEARD

Feedback on process considerations and general takeaways during Fall 2022 engagement include:

- Strong desire for more information and details on the assumptions behind the proposed growth scenarios, as well as for the design and experience of new buildings and spaces.
- Concern that campus affordability might be sacrificed in order to support the implementation of the Big Ideas and result in increased costs (e.g., tuition).
- Desire for future engagement on the types of buildings and spaces that will result from the 30-Year Vision, including environmental tradeoffs and best practices associated with future development, especially for taller buildings.
- Frequent questions about how Musqueam and other Indigenous communities are being engaged in this process and how their input will be used.
- Some concern with the pace of the Campus Vision 2050 and calls to halt the process.
- Interest and support to hear more diverse perspectives from the campus community during engagement, and to address silos when conducting engagement.

January to February 2023

WHAT WE HEARD

Feedback on process considerations and general takeaways during Winter 2023 engagement include:

- Broad support and excitement for the engagement process, and appreciation for including voices that have been historically marginalized (e.g., disability groups).
- Some curiosity and concern about how UBC will meaningfully implement the 30-Year Vision, and a call for more transparency regarding funding and decision-making.
- Strong desire for more information and metrics on the rationale behind the development program, anticipated population growth on campus and technical work happening alongside the planning process.
- Success of the 30-Year Vision requires flexibility to change, sustained engagement with campus community and continued investment in supporting systems and infrastructure.
- Desire for further engagement for student and resident populations, and to see their perspectives more strongly represented in the implementation of the Vision.
- Desire for more information about Musqueam engagement, and calls to ensure that they are meaningfully involved in the planning process.
- Concern around the pace of the planning process while acknowledging urgency of addressing critical needs (e.g., housing, climate action).

What We Heard: Advisory and Stakeholder Engagement

This section summarizes feedback from committees or groups where feedback is derived from publicly available documents, such as the minutes from Community Advisory Committee meetings and letters to the UBC Board of Governors from the University Neighbourhoods Association and Alma Mater Society. See Appendices 2 and 3 for detailed takeaways from other advisory committees, stakeholder groups and technical experts.

Community Advisory Committee

The Community Advisory Committee includes Musqueam, student, faculty, staff, resident, and alumni members, including Alma Mater Society, Graduate Student Society, University Neighbourhood Association, and Senate Academic Building Needs Committee organization representatives. Through monthly meetings the CAC provided advisory input on both content and process. In addition to specific feedback reflected under the Big Ideas, content feedback was generally supportive of the Vision and encouraged by the comprehensiveness of the Big Ideas and general responsiveness to engagement themes heard. Critical feedback included a desire to push the Vision to be bolder, more “future-forward” and less constrained by present realities.

Some members questioned UBC’s current financial model of supporting university needs through market housing development, suggesting that the provision of housing for non-UBC affiliated residents does not benefit the university in the long-term. This included a call to go further on student housing, including undergraduate, graduate and student family housing.

Additionally, there is a strong desire that UBC should leverage its role as a university to show more leadership and innovation on critical issues of affordability, climate action and reconciliation. There was also a consistent tension identified between affordability and the need to grow, and the impacts on campus ecology and biodiversity. Process feedback included suggestions for how to better reach specific groups and individuals as part of engagement, and increasing clarity and accessibility of information being presented, such as graphics and images that show the amount of change between current and future proposed conditions, and how the future campus will look and feel.

See [here](#) for full details on the CAC and all meeting minutes.

University Neighbourhoods Association

Through ongoing engagement, the University Neighbourhoods Association provided resident community interests and feedback on all aspects of the 30-Year Vision. In June 2022, the UNA indicated that their concerns were not adequately addressed in the Campus Vision 2050 Terms of Reference, which was reiterated in their [letter to the UBC Board of Governors](#) (see Appendix 2). There were specific interests in housing affordability, leveraging university academic experts in urban planning, and climate mitigation and adaptation. Alongside these interests, there was also a call to halt the planning process until the Neighbourhood Climate Action Plan and an environmental impact assessment could be completed. Ongoing content concerns include the economic model used to deliver affordable housing, tower heights moving above existing Land Use Plan limits, and the embodied carbon involved in tower development.

There were also specific comments about the Land Use Plan amendments, including:

- A desire for more clarity between the rental housing targets in the Land Use Plan and the rental housing commitments presented in the Draft 30-Year Vision.
- A desire to include climate action commitments in the Land Use Plan amendments, or at minimum acknowledge how climate adaptation and mitigation commitments in the Draft 30-Year Vision tracks Land Use Plan commitments.
- Overall interest in the ongoing Campus Vision 2050 engagement process and the upcoming Land Use Plan public hearing process.

Alma Mater Society

The Alma Mater Society has represented the student voice through regular targeted engagement meetings and public correspondence with the UBC Board of Governors (BOG). Content feedback centered around support for more exploration into Housing Action Plan affordability policies for students, continued investment in student housing and support for the SkyTrain extension to UBC. These positions are represented in public letters submitted to the UBC BOG, dated [June 2022](#), [November 2022](#) and [January 2023](#). Additional content feedback supported a focus on a Neighbourhood Climate Action Plan, universal accessibility and larger investments into flexible academic spaces that support in-person learning.



Group session at a charrette
Photo credit: Macy Yap

Next Steps

Feedback received through public engagement between September 21 to October 14, 2022 was used to shape the Draft 30-Year Vision that was presented to the community in Winter 2023, and to inform amendments to the Land Use Plan and updates to the Housing Action Plan necessary to achieve the Vision. Community input and feedback from engagement held from January 17 to February 7, 2023 is being used to revise and refine the Draft 30-Year Vision, Housing Action Plan draft principles and policies and recommended Land Use Plan amendments.

Engagement on the Draft 30-Year Vision, LUP amendments and HAP update will continue through Spring 2023 before being further refined and presented for support-in-principle to the UBC Board of Governors.

Following a public hearing specific to the LUP amendments, the final 30-Year Vision, HAP and LUP will be presented to the Board of Governors for approval, and the LUP will be submitted to the Province of BC for adoption.



Display boards at a workshop

Photo credit: Macy Yap

Spring/Summer 2023 Targeted Engagement

Overview

Following the final phase of Campus Vision 2050 public engagement in March 2023, the administration undertook additional, targeted engagement on the HAP and LUP with advisory committees and key student, faculty, and resident stakeholder groups to better understand their needs and concerns and identify ways of mitigating the impacts of a growing campus. This Report Addendum provides an engagement summary of the advisory committee and stakeholder meetings, as well as letters addressed to the Board, which are available in Appendix 4.

Committee and stakeholder groups that were engaged include:

- University Neighbourhoods Association
- AMS Executive
- University Communities for Sustainable Development (UCSD)
- Disability Affinity Group
- School of Community and Regional Planning
- School of Architecture and Landscape Architecture
- Community Advisory Committee
- External Advisory Committee:
 - BC Ministry of Transportation and Infrastructure
 - City of Vancouver
 - Metro Vancouver Regional District RCMP
 - TransLink
 - University Endowment Lands
 - Vancouver Fire and Rescue Services
 - Vancouver School Board
- Emeritus College Cohort on the Climate and Nature Emergency

Summary of High-Level Takeaways about the LUP and HAP

Throughout the Spring 2023 targeted engagement activities, we heard common high-level themes of support, as well as tensions and areas of concern, many of which surfaced throughout Campus Vision 2050 engagement. These include:

- The need to embrace complexity and continue to evolve for an uncertain future
- Calls for UBC to do even more to address affordable housing and address the impacts of additional growth related to livability, ecology and climate change
- Questions surrounding UBC's land development and governance models
- Gratitude for the approach to engagement
- Eagerness to continue to be engaged on implementation of the Vision and future plans and policies
- A continued desire for more information and more detail related to the Vision.



Presentation with student groups

Photo credit: Madeleine Zammar

Detailed Takeaways about the LUP and HAP

The targeted engagement also unearthed more nuanced and detailed feedback specific to each group, summarized below:

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

- Appreciation for the planning process and responsiveness to feedback
- Questions about the endowment fund and UBC financial modelling for the future
- Interest in open space access for residents, and mobility and accessibility in terms of pedestrian prioritization and designing for an aging population
- Desire for clarification of language and what the LUP and HAP actually “commits to”
- Interest in more detailed climate action and affordability commitments in the Land Use Plan, including a higher proportion of rental housing
- A continued call to pause the Land Use Plan until a comprehensive climate action plan for the neighbourhoods is complete

AMS EXECUTIVE

- Desire for more specifics in terms of Vision commitments, such as target implementation dates, phasing information, and more details related to certain climate strategies (i.e., adaptive lecture technologies, being net-zero by 2030) and rapid transit
- Concern about the commitment to student housing beds and current targets and percentages being too low to meet the housing needs of UBC students
- Include greater emphasis on the student experience and student needs (i.e., affordability metrics)
- Desire for specific commitments for low-cost amenities (i.e., grocery stores)
- Desire for additional information about next steps and details about the timing and engagement opportunities related to those next steps

UNIVERSITY COMMUNITIES FOR SUSTAINABLE DEVELOPMENT (UCSD)

- Call for more affordable housing beyond 40% (ideally rental portion is 50% or more)
- Interest in understanding financial model and endowment restrictions
- Desire for more specific commitments around responsible growth, particularly to safeguard campus biodiversity and ecological health
- Call for more transparency on decision making (including additional resident representation on the UBC Board of Governors), data collection, and tracking of policies
- Acknowledgement of how the planning process and the team has been responsive to feedback and general appreciation opportunities for engagement
- Interest in continuing to engage as we move through next phases of planning
- Questions on decision making, accountability and transparency

DISABILITY AFFINITY GROUP

- Calls for stronger commitments to principles of universal design, universal accessibility, disability justice, inclusion and community building
- Appreciation for the inclusion of disability groups in the Vision, along with specific suggestions to enhance the diversity of their representation in the photos and illustrations
- Concern around the impact of reduced parking supply on disability groups

SCARP/SALA

- Desire for all housing on campus to be for people affiliated with UBC, and to be affordable relative to income rather than the housing market
- Recommendation to explore other precedents with a significant portion of non-market housing, and to conduct further analysis on the application of these housing models on the UBC context
- Recognition that UBC can contribute to housing security in the region, and desire for the university to be a center for excellence on housing, leveraging faculty expertise

COMMUNITY ADVISORY COMMITTEE

- Continued concern around growth, particularly within the context of UBC's ability to serve its existing community (e.g., adequate classrooms for students, sufficient amenities for residents)
- Continued call for more affordable student housing, including graduate student housing
- Desire for more housing and a diversity of housing types that explicitly serve the UBC community, rather than general market housing
- Call for stronger language around climate action and accessibility, including targets
- Expressed a need to be innovative in long-term planning, to consider how changes in education delivery (e.g., remote, hybrid) may impact uses on the campus
- Concern around the LUP range for usable neighbourhood open space, and calls for green edges to be better defined

EXTERNAL ADVISORY COMMITTEE

- General support for directions in the LUP, HAP and Vision
- Requests for detailed population projections from LUP growth
- Requests for formal engagement as implementation proceeds, in order to coordinate service delivery

EMERITUS COLLEGE COHORT ON THE CLIMATE AND NATURE EMERGENCY

- General concern about the climate crisis and the future impacts of climate change on the campus
- Concern about campus growth, and suggestion that the 30-Year Vision could better reflect the global context of a climate emergency and biodiversity crisis (i.e., limiting development on the Vancouver campus)
- Call for stronger commitments to monitoring the socio-economic impacts of growth



Info session at Acadia Commonsblock

Photo credit: Madeleine Zammar

CAMPUS VISION 2050 | HOUSING ACTION PLAN | LAND USE PLAN

Policies, plans and technical strategies

September 2023

Campus Vision 2050, the Housing Action Plan and draft amended Land Use Plan are guides for how UBC's Vancouver campus will grow and evolve over the next 30 years. Implementing these plans will ensure the campus lands continue to support the academic mission and community, campus residents and Musqueam needs while reducing carbon emissions, protecting and enriching campus ecology and biodiversity, and creating a resilient and inspiring place for the community to thrive.

The following is a summary of current and new UBC policies, plans and programs as well as technical work that supports finalization and eventually implementation of the Vision, HAP and LUP to ensure alignment with the university's climate, biodiversity and community building commitments. This work is underway now and will continue through the 10-Year Campus Plan and future Neighbourhood Plan planning processes to support a coordinated, holistic and integrated approach to campus growth.

TRANSPORTATION

Purpose:

Achieve reductions in GHG's from commuting and commercial activity with better access to active and sustainable forms of transportation and more walking, rolling, cycling and transit infrastructure.

Considerations for campus growth:

- increase in GHGs from additional commuters
- costs + time associated with commuting for a growing population
- increase in traffic congestion

Addressing the impact:

- minimize GHG emissions from commuting by promoting and providing sustainable modes of transportation
- improve access to convenient, sustainable transportation for getting to, from and around UBC
- reduce need for car travel by providing access to daily needs close to where people live

What's being done now:

- prioritize sustainable modes of transportation to/from/within campus
- advocate for SkyTrain to campus
- UPass for students
- pilot transit pass discounts for faculty/staff pilot
- expand secure bike parking + end of tip facilities
- safe and convenient bike, walk and roll network
- accessibility shuttle, accessible parking
- bike share program including e-bikes
- create complete communities

What's planned:

- explore financial contribution to bring SkyTrain to campus
- improvements to active transportation network
- land use optimization to support reduction in vehicle trips
- congestion mitigation strategies for Wesbrook and 16th Ave
- expand transit pass discounts for faculty/staff
- pursue inter-municipal bike share with e-bikes
- coordination with TransLink and MOTI on future improvements
- update to UBCV Transportation Plan

Policies, plans, guidelines behind this work:

- UBCV Transportation Plan (to be updated)
- CAP2030
- Community Energy Emissions Plan (to be updated through Neighbourhood CAP)
- Energy + Emissions Targets

CLIMATE MITIGATION

Purpose:

Implement actions across academic and neighbourhood operations, building construction and transportation to reduce GHG emissions that cause climate change.

Considerations for campus growth:

- mitigating impacts of campus growth on GHG emissions from additional buildings, energy consumption and commuting
- reducing GHG emissions from existing campus infrastructure and buildings

Addressing the impact:

- minimize GHGs from commuting by promoting and providing sustainable modes of transportation and reducing single occupant vehicle travel
- minimize operational GHGs by switching to low carbon energy sources and reducing energy consumption
- decrease construction-related embodied carbon

What's being done now:

- transition to low carbon energy sources in academic core and neighbourhoods
- high performance building requirements - with emphasis on deep carbon reductions for new academic and residential buildings
- expand EV charging infrastructure
- transition to low carbon construction and materials
- waste reduction program
- prioritize sustainable modes of transportation to/from/within campus

What's planned:

- update Neighbourhood Climate Action Plan with expanded scope to include new & existing buildings, transportation, waste & materials, community infrastructure, local ecosystems, climate emergency preparedness
- reduce embodied carbon by prioritizing wood frame & mass timber construction
- explore financial contribution to bring SkyTrain to campus
- expand transit pass discounts for faculty/staff
- pursue inter-municipal bike share with e-bikes
- update to Zero Waste Action Plan supporting circularity and reuse

Policies, plans, guidelines behind this work:

- CAP2030
- Green Building Action Plan
 - REAP (Residential Environmental Assessment Program)
 - UBC LEED Implementation Guide
 - Energy + Emissions Reduction Targets
- Community Energy Emissions Plan (to be updated through Neighbourhood CAP)
- Zero Waste Action Plan
- UBCV Transportation Plan (to be updated)

CLIMATE ADAPTATION

Purpose:

Plan, design and build campus infrastructure, natural systems and buildings to address the impacts of climate change and provide healthy, accessible and comfortable environments for learning, living and play.

Considerations for campus growth:

- adapting to the intensifying impacts of the climate crisis including preparing for extreme heat, polar vortices, living with forest fire smoke, more intense and frequent rainfall and flooding events, mitigating the effects of sea level rise on cliff erosion)

Addressing the impact:

- site and building design strategies to reduce temperatures and provide comfort
- maintain and enhance biodiversity and soft landscapes to reduce urban heat islands
- manage intense rainwater events
- reduce exposure to forest fire smoke
- help mitigate cliff erosion processes by introducing more aggressive green infrastructure strategies on campus

What's being done now:

- climate adaptation requirements integrated into building guidelines
- use water efficiency best practices in academic and residential buildings and for landscapes
- reduce surface water run-off through building, road and landscape design
- controlling overland flow of water toward cliffs and infiltration near the cliffs
- climate adaptive plantings

What's planned:

- enhance tree canopy for passive cooling, rainwater absorption, improved air quality, carbon sequestration and human health benefits
- use Musqueam planting list to create resilient landscapes
- update Integrated Rainwater Management Plan
- explore passive design measures for new construction
- vulnerability and risk study
- building retrofit study
- minimize new potable water features
- continued coordination with Metro Vancouver on services to campus

Policies, plans, guidelines behind this work:

- Climate Emergency Task Force Recommendations
- Green Building Action Plan
 - REAP (Residential Environmental Assessment Program)
 - UBC LEED Implementation Guide
 - Climate Ready Building Requirements
- Water Action Plan
- Integrated Stormwater Management Plan (to be updated with new Integrated Rainwater Management Plan)

BIODIVERSITY

Purpose:

Protect, restore and enhance campus ecology and biodiversity. Reflect Musqueam values, knowledge and connection to the land to create a sense of welcome to Musqueam territory

Considerations for campus growth:

- impacts of more people, university activity, and construction on the hydrological cycle, natural habitats, high-value ecological areas, wildlife, and urban biodiversity
- human health and wellbeing benefits of access to open space and nature
- deepening relationship with host nation by embracing Musqueam value of caring for the land

Addressing the impact:

- keep contaminants out of rainwater system
- avoid development in high-value ecological areas
- minimize impacts to high-value ecological areas and tree canopy
- reduce harm to wildlife and enhance habitat for flora and fauna
- access to connected green spaces with healthy habitats for wildlife and people
- enhance Musqueam presence

What's being done now:

- control construction sediment
- identify, protect and enhance high-value ecological areas
- reduce bird strikes through design guidelines
- co-create with Musqueam a local plant list and introducing indigenous plants traditionally harvested by Musqueam
- naturalize campus landscapes with Indigenous planting
- baseline and monitor campus biodiversity

What's planned:

- Indigenous plant list; climate resilient plant/tree list, remove invasive species
- create ecological corridors to support species habitat, movement and increase biodiversity
- Implement nature-based solutions (green infrastructure strategies, i.e. bioswales, raingardens, green roofs, rainwater capture for landscapes, etc.) as part of an updated rainwater management plan
- introduce blue and green corridors that absorb, reuse, clean and transfer water and provide habitat
- use natural conditions to shape where new development occurs
- enhance low and medium value ecological areas adjacent to high-value ones
- create new protected green spaces
- develop Biodiversity Strategy as part of the new Campus Plan and Neighbourhood Plans
- integrate bat habitat and pollinator meadows, foodscapes into landscapes

Policies, plans, guidelines behind this work:

- CAP 2030
- Community Energy Emissions Plan (*to be updated through Neighbourhood CAP*)
- Green Building Action Plan
- REAP (Residential Environmental Assessment Program)
- Integrated Stormwater Management Plan (*to be updated with new Integrated Rainwater Management Plan*)
- Bird Friendly Design Guidelines

OPEN SPACE

Purpose:

Support wellbeing and social connection with spaces for gathering and community-building.

Considerations for campus growth:

- significant historic and cultural importance of land, sites of significance and open space to Musqueam
- campus community benefits from access to open space and connection to nature
- growing population will require more and different types of open space
- ecosystem services provided by open spaces brings benefits to humans

Addressing the impact:

- increase Musqueam presence in the landscape by expressing Musqueam values in campus open spaces
- develop opportunities for outdoor recreation that support a range of uses and users and optimize vertical space opportunities
- use greenways, green corridors and mews to create informal recreational spaces
- support ecosystem and human health/wellbeing, species
- increase access to nature for people on campus

What's being done now:

- increase Musqueam presence by expressing Musqueam values in campus landscapes and open spaces
- enhanced access to UBC recreational facilities for neighbourhood residents
- range of 0.5-1.1 ha of open space for every 1000 residents
- ~25% of UBC's campus lands designated as green academic and kept primarily as open areas

What's planned:

- landscapes at UBoulevard, north and central green connectors to emphasize expressions of Musqueam values
- development of a Facility Strategy and sustainable funding approach for outdoor recreational uses
- update to Public Realm Plan
- coordination with Metro Vancouver, Musqueam to minimize Pacific Spirit Park impacts

Policies, plans, guidelines behind this work:

- UBC Land Use Plan
- Campus Plan
- Public Realm Plan
- Green Building Action Plan
- REAP (Residential Environmental Assessment Program)
- Integrated Stormwater Management Plan (*to be updated with new Integrated Rainwater Management Plan*)
- Wellbeing Strategic Framework

COMMUNITY AMENITIES

Purpose:

Deliver community amenities to keep pace with population growth and support local needs, create a vibrant and accessible campus, and reinforce neighbourhood vitality.

Considerations for campus growth:

- amount and type of community amenities need to keep pace with population growth to support local needs and reinforce neighbourhood vitality
- coordinate with external infrastructure and service providers to plan for campus growth and deliver amenities in step with development

Addressing the impact:

- introduce additional commercial amenities in commercial centres and mixed-use hubs
- develop a range of new community spaces such as multi-purpose rooms, interfaith spaces, libraries
- additional childcare spaces
- identify and retain sites for elementary and secondary schools
- develop new community partnership space such as co-working and incubator spaces
- continue to coordinate and work with service providers

What's being done now:

- plan for a street-oriented ground floor commercial spaces and range of commercial unit to support diverse business types
- community space target set at 0.15/m² per resident
- athletic and cultural facility access for residents through Neighbours Agreement
- information sharing with VSB for future school planning
- continue delivery of childcare spaces
- encourage industry, community-run and community partnerships across the campus

What's planned:

- new grocery store in Stadium Neighbourhood
- site for new elementary school in Wesbrook Place Neighbourhood
- continued coordination with Vancouver School Board to plan for growth
- child care facilities as part of upcoming capital projects
- update to Child Care Expansion Plan
- detailed amenities and community facilities planning through 10-Year Campus Plan and Neighbourhood Plans

Policies, plans, guidelines behind this work:

- UBC Land Use Plan
- Campus Plan
- Public Realm Plan
- Neighbourhood Plans
- Neighbours Agreement
- Child Care Expansion Plan
- Wellbeing Strategic Framework

**UBC
campus
vision
2050**



Campus Vision 2050, Housing Action Plan, UBC Vancouver Land Use Plan
October 16, 2023



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

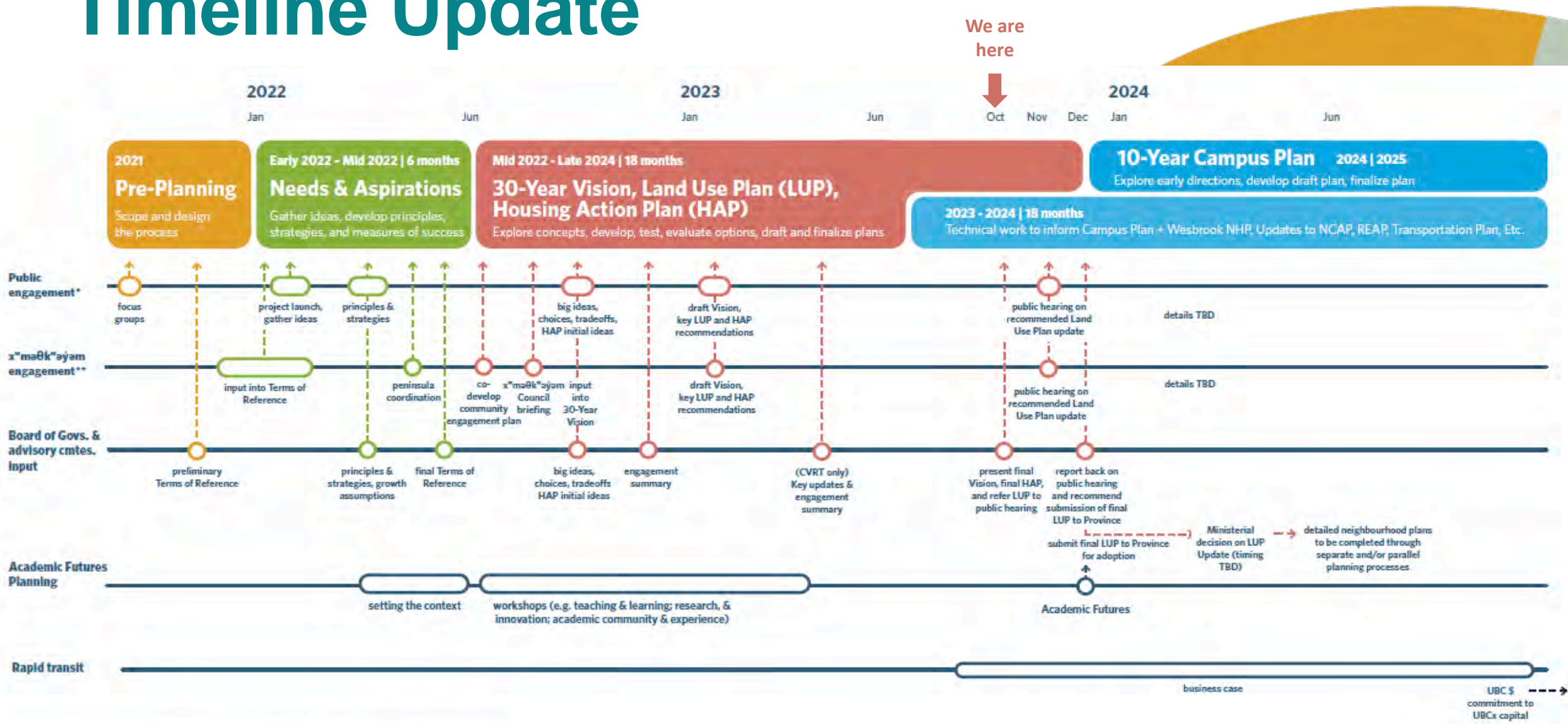
campusvision2050.ubc.ca

Agenda

- Timeline Update
- Relationship of Campus Vision, the Housing Action Plan and Land Use Plan
- Engagement Overview
- Campus Vision 2050
- Housing Action Plan
- UBC Land Use Plan
- Ongoing Implementation and Next Steps



Timeline Update



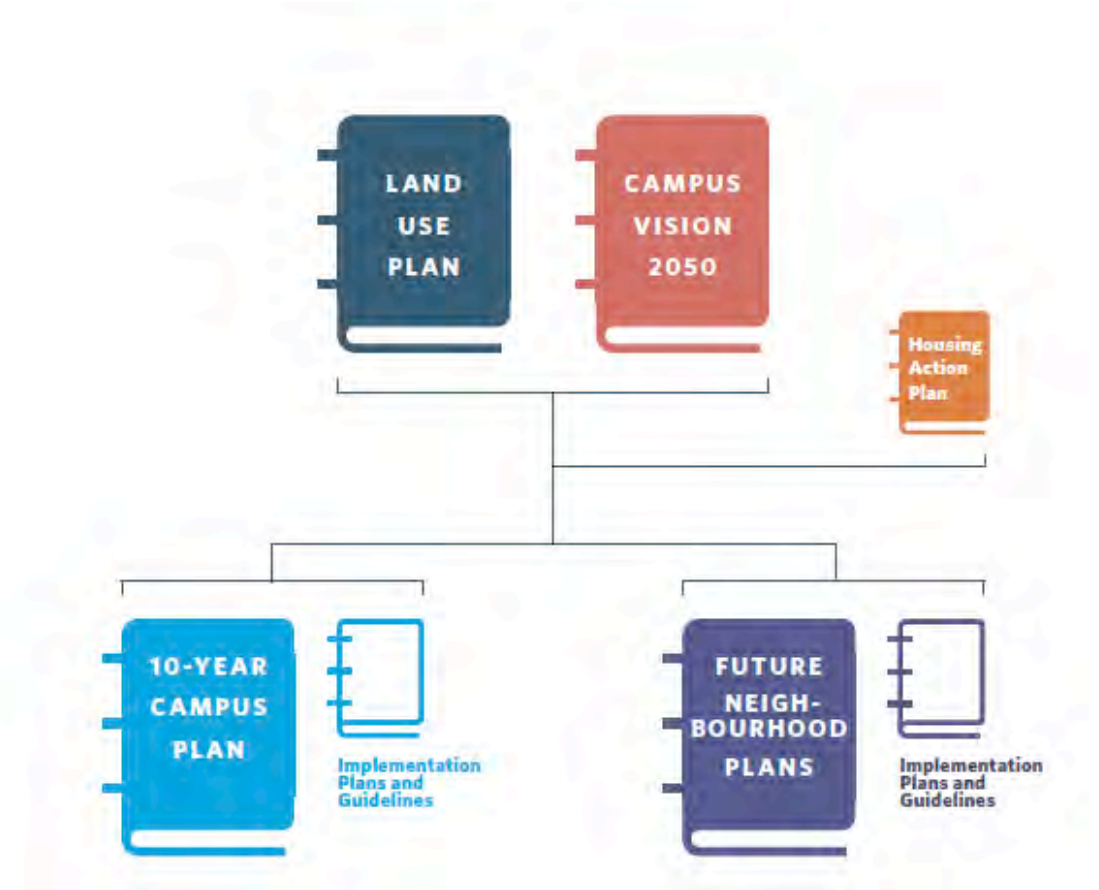
* Includes ongoing conversations with UBC groups (faculties, AMS, GSS, staff, alumni, UNA, external agencies, others)
 **x'məθk'əyam engagement aligned with UBC-Musqueam Relationship Agreement

Relationship of Campus Vision to the Housing Action Plan and Land Use Plan

Campus Vision 2050: sets the broad vision for the campus and guides future plans and policies.

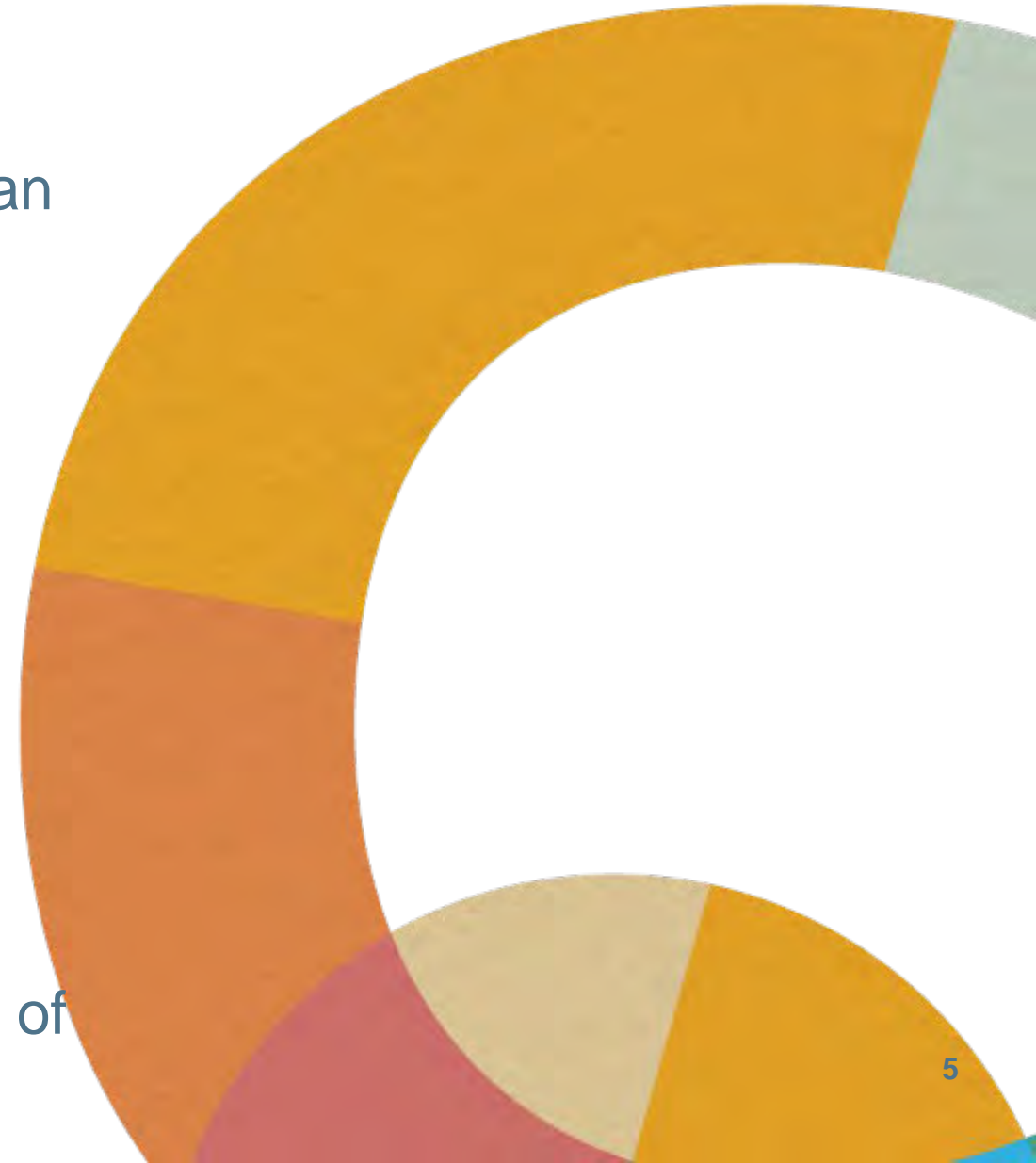
The Land Use Plan: provincially-approved document that regulates land use and supports implementation of the Vision and HAP. All UBC Board of Governors' land development decisions must be consistent with the LUP.

The Housing Action Plan: Board-approved direction for how UBC uses its land and enables financial resources through the LUP to improve housing choice and affordability for the UBC community.



Resolutions

- Campus Vision 2050 and Housing Action Plan presented for information
- Land Use Plan
 - Refer the amended Land Use Plan to a November 2023 public hearing
 - Adopt the Public Hearing Procedural Rules
 - Direct the Administration to return in December 2023 with a Public Hearing report for the Board's consideration to submit the Land Use Plan to the Minister of Municipal Affairs for adoption



Engagement Overview

Proactive and responsive engagement throughout the Campus Vision 2050 process.

- Over 13,000 touchpoints to consider inputs, ideas and concerns through workshops, a design charrette, open houses, stakeholder meetings, and surveys.
- Consultation with Musqueam in parallel with the Musqueam Relationship Agreement, and with other First Nations based on provincial direction.
- Deep engagement with UBC's marginalized and under-represented communities.
- Targeted meetings with project advisory committees, Musqueam, AMS, UBC Properties Trust, UNA, external service providers, key faculty, and resident stakeholder groups.
- Feedback included open letters to the Board of Governors.

Engagement Overview

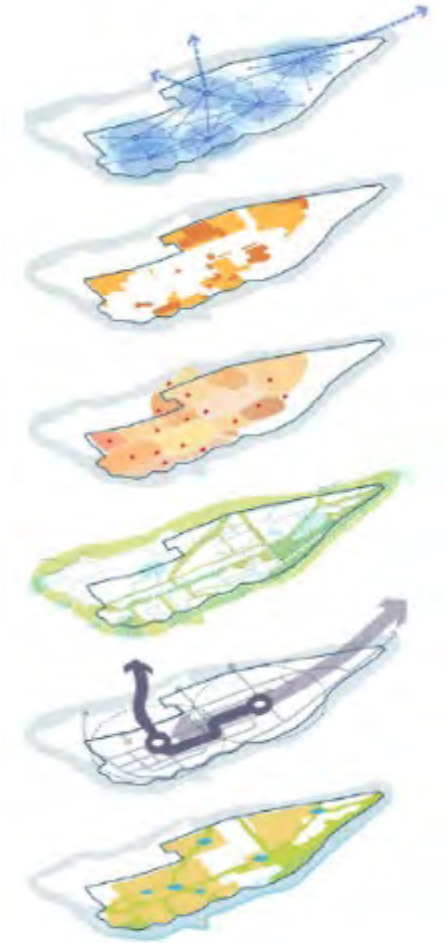
What was heard

- Calls for UBC to do even more to address affordable housing and the impacts of additional growth related to livability, ecology and climate change.
- The need for more and better neighbourhood amenities and coordinated service delivery.
- The need to embrace complexity and flexibility in planning for academic growth and to continue to evolve for an uncertain future.
- Calls for a fully accessible and inclusive campus, with expanded connectivity and efficient transportation.
- Questioning of UBC's land development and governance models.
- Strong desire for more information and evidence to justify growth and explain how the growth will be managed.
- Appreciation for the high level of engagement and listening throughout Campus Vision Process.

Campus Vision 2050

Campus Vision 2050 Highlights

- Long-term vision for the Vancouver campus that supports UBC's academic mission, values and priorities.
- Reflects Board-approved Terms of Reference to deliver on seven guiding principles and six big ideas, including:
 - a flexible target of 20% more academic floorspace and additional industry research space;
 - at least 3,300 new and 1,000 replacement student housing beds as a priority, aligned with HAP policies;
 - a doubling of neighbourhood residential development with ~8m square feet (20% above the current LUP) that will enable UBC to deliver on critical university needs; and
 - a comprehensive suite of amenities, services and infrastructure to support the future population.



Six Big Ideas

Key Campus Vision 2050 Elements

- Expanding and protecting land-based research.
- HAP integration and expanded affordability.
- Prioritizing sites to accommodate commitment of 3,300 new student beds and identifying additional longer-term sites.
- Concentrating all student family housing in the Acadia future planning area.
- Enhancing Musqueam presence and sense of welcome.
- Protecting and enhancing campus ecology and biodiversity.
- Prioritizing sustainable transportation.
- Integrating SkyTrain, improving transit priority throughout campus and planning for strategic network improvements.
- Strengthening climate action commitments.
- Adaptive and coordinated approach to implementation.



Housing Action Plan

Housing Action Plan Highlights

More Rental Choice

- Increasing rental housing from 30% to 40% of new neighbourhood housing (25% as non-market faculty/staff rental with rents approximately 25% below-market; and 15% market rental for those who work or study at UBC).
- Expanding the rent-geared-to-income program for low- and moderate-income staff and faculty

Attainable Ownership

- Increasing Prescribed Interest Rate Loans for faculty from \$15M to \$20M annually
- Advocacy to create on-campus ownership opportunities for UBC faculty and staff

Student Housing

- Increasing on-campus student housing to 17,300 beds by targeting at least 3,300 new beds and 1,000 replacement beds as a priority.
- Affordability commitments for rents
- Advocacy to enable UBC to access grants/loans to grow student housing

Strategic Priorities

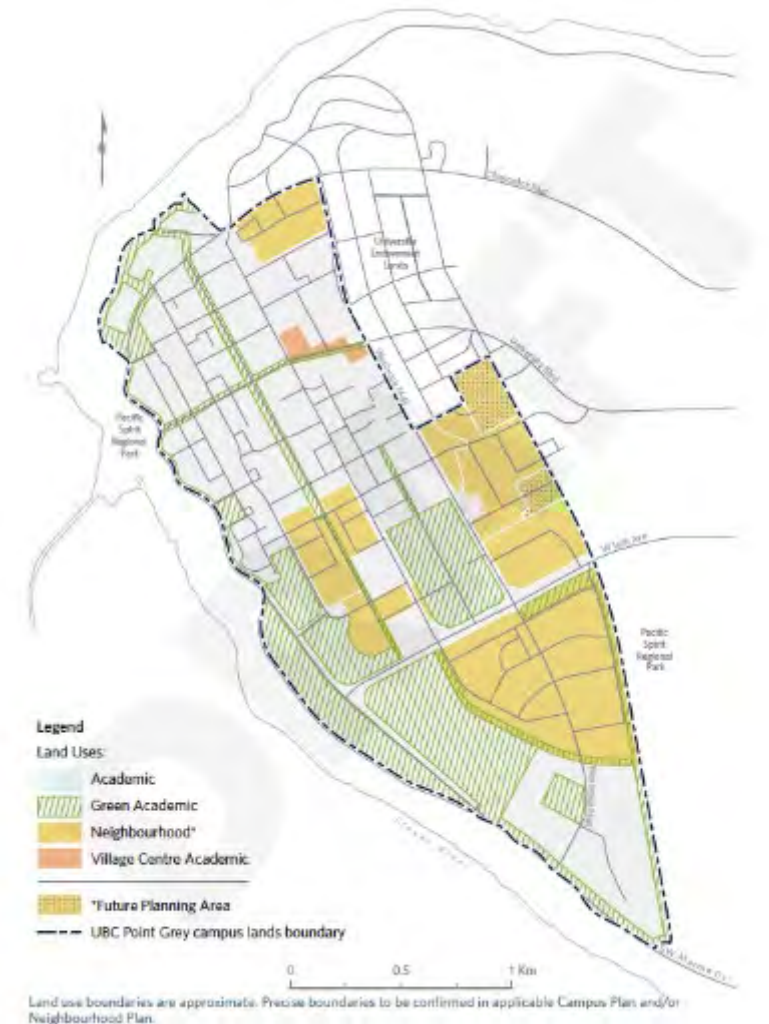
- Improved access for IBPOC groups and people with disabilities.
- Regular HAP reviews to adjust UBC's approach over time.



Land Use Plan

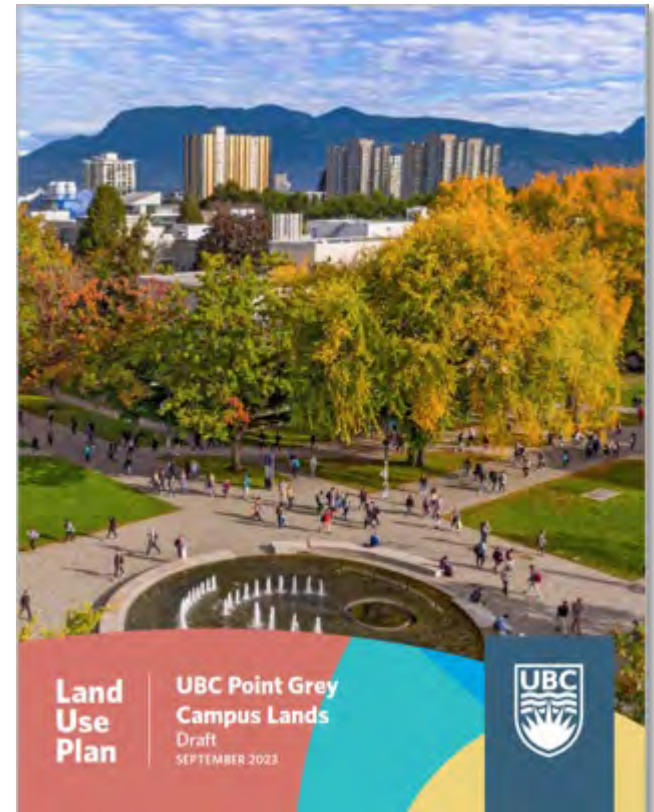
Land Use Plan Highlights

- Enables the Campus Vision 2050 priorities and HAP commitments, including climate action and resilience, reconciliation and affordability.
- Informed by technical analysis, UBC policy direction, and municipal leading practice.
- Updated land use boundaries, growth amounts and distributions, and maximum building heights by area.
- Neighbourhood open space, community space, retail, and childcare targets.
- Process commitments for future neighbourhood plans, and regional and Musqueam engagement.



Key Land Use Plan Elements

- Increased student and rental housing targets aligned with HAP.
- New commitments to enhance biodiversity and ecology as part of future growth.
- New climate action commitments, including net zero new neighbourhood buildings by 2030.
- Integrating future SkyTrain into campus.
- Expanding Green Academic land use to protect for future land-based research capacity on Totem Field and south campus research ponds.
- Providing additional detail on ongoing implementation work, monitoring, and future updates.
- Updating the Regional Context Statement.



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Ongoing Implementation and Next Steps

Ongoing Implementation Work

Through 2023 and Beyond

- Update Neighbourhood Climate Action Plan (NCAP) and the Residential Environmental Assessment Program (REAP) – underway.
- Finalize ecological baseline data to inform 10-Year Campus Plan and future Neighbourhood Plans.
- Update the Vancouver Campus Plan and Transportation Plan, including near term improvements to West 16th Avenue intersections and access to Wesbrook Place Neighbourhood.
- Develop a new Rainwater Management Plan and update the master servicing plan.
- Complete a Community Amenities Strategy, including updating the Child Care Expansion Plan.
- Continue to coordinate with external jurisdictions and other partners to deliver on areas of shared interest.
- Advance student housing development for the Vanier and St John's College sites.
- Develop future neighbourhood plans, with priority for continuing Wesbrook Place development.

Engagement and Next Steps

November 7th, 2023 Public Hearing on the Land Use Plan

- Legislative requirement to ensure all those with an interest in the LUP amendment have an opportunity to be heard.
- Presided over by a Public Hearing Committee determined by legislation.

December 5th Board of Governors Meeting

- Board receives the Public Hearing Committee's report and considers whether to submit the LUP to the Province for adoption.

Early 2024

- Public engagement on Draft Neighbourhood Climate Action Plan.
- Begin public engagement on Wesbrook Neighbourhood Plan amendment, subject to Provincial adoption of LUP.

